

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: January 10, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, for improvements to the Staging Area of the Año Nuevo State Park. Improvements include removal and replacement of an existing interpretative structure and restroom, installation of two benches, new underground propane line, and expansion of a fire truck turnaround. As lead agency, California State Parks determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, 15302, 15303, and 15304. The project site is located at Año Nuevo State Park in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2021-00453 (California Department of Parks
and Recreation)

PROPOSAL

The California Department of Parks and Recreation (Parks) is seeking a Coastal Development Permit (CDP) for improvements to the Staging Area for Elephant Seal viewing at the Año Nuevo State Park. Improvements include removal and replacement of an existing interpretative structure and restroom, installation of two benches, installation of a new underground propane line, and expansion of a fire truck turnaround. An existing 206-square-foot interpretative structure, comprised of a storage room, covered exhibit space, display table and wooden deck, will be demolished and replaced with a new 483-square-foot interpretive structure, comprised of a storage room, covered exhibit/meeting area, display table, two stone benches, and extended roof cover. An existing 81-square-foot restroom facility comprised of two portable restroom units within a wooden shed will be demolished and replaced with a new 114-square-foot precast concrete two-stall vault toilet restroom. Construction of both buildings will require minimal grading. Two Monterey pine trees with diameters of 20 inches and 32 inches at breast height (dbh) are proposed for removal. Two existing benches west of the interpretive structure will be replaced with two ADA accessible benches. A trench that is 12 inches wide, 24 inches deep, and 350 feet long (26 cubic yards) will be excavated to install a new underground propane line from the existing propane tank to the new interpretative structure. Additionally, the existing fire truck

turnaround located north of the restrooms will be enlarged to meet fire code requirements.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2021-00453, by adopting the required findings and conditions of approval contained in Attachment A.

SUMMARY

The Staging Area serves as a welcome station to the Año Nuevo Coast Natural Preserve. The improvements will offer year-round interpretation and regulation information for park visitors via signage and exhibits, establish a facility for volunteers and staff to facilitate interpretation and provide general park orientation, create a structured and identifiable entrance to the natural preserve, and provide select park amenities such as benches, restrooms, and trash/recycling facilities. The new site plan will expand the covered exhibit area to allow visitor groups of up to 20 people (the standard size of guided tours) to assemble in a sheltered location inside the exhibit area. The new office/storage area will provide space to securely store interpretive items used for hands on display by park staff and docents. The display area will be expanded to provide more space for interpretive items. To protect visitors engaging with the display tables, an extended roof section is proposed. Bench seating is proposed for visitors to sit within the shelter of the Staging Area. The expanded footprint of the exhibit area will allow more room for exhibits. All interpretive exhibits will be upgraded and will include interpretation on the local marine mammals, the Año Nuevo Natural Preserve, the native Quiorste people, and a possible exhibit on the Año Nuevo Light Station. The newer and more modern restrooms will better accommodate visitors and park staff. The proposed project is designed to improve an existing resource-dependent facility that promotes nature study and helps regulate low-intensity public access.

2023_12_19_PLN_2021-00453_PCES_WPC_FINAL

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turnaround located north of the restrooms will be enlarged to meet fire code requirements.

The Staging Area serves as a welcome station to the Año Nuevo Coast Natural Preserve. The improvements will offer year-round interpretation and regulation information for park visitors via signage and exhibits, establish a facility for volunteers and staff to facilitate interpretation and provide general park orientation, create a structured and identifiable entrance to the natural preserve, and provide select park amenities such as benches, restrooms, and trash/recycling facilities. The new site plan will expand the covered exhibit area to allow visitor groups of up to 20 people (the standard size of guided tours) to assemble in a sheltered location inside the exhibit area. The new office/storage area will provide space to securely store interpretive items used for hands on display by park staff and docents. The display area will be expanded to provide more space for interpretive items. To protect visitors engaging with the display tables, an extended roof section is proposed. Bench seating is proposed for visitors to sit within the shelter of the Staging Area. The expanded footprint of the exhibit area will allow more room for exhibits. All interpretive exhibits will be upgraded and will include interpretation on the local marine mammals, the Año Nuevo Natural Preserve, the native Quiorste people, and a possible exhibit on the Año Nuevo Light Station. The newer and more modern restrooms will better accommodate visitors and park staff. The proposed project is designed to improve an existing resource-dependent facility that promotes nature study and helps regulate low-intensity public access.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2021-00453, by adopting the required findings and conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Luis Topete, Planner III

Applicant: California Department of Parks and Recreation

Owner: State of California

Location: Año Nuevo State Park, Pescadero

APN(s): 089-230-470

Existing Zoning: Planned Agricultural District/ Coastal Development District (PAD/CD)

General Plan Designation: Public Recreation

Existing Land Use: The Staging Area at Año Nuevo State Park is a strategic wayside interpretive station that marks the official visitor entrance to the Año Nuevo Coast Natural Preserve. The facility houses interpretive exhibits, benches for resting, a natural preserve entrance sign, trash/recycling containers, restrooms and provides nearby views of the coastline and surrounding meadows. When occupied by park staff or docent volunteers, the Staging Area provides hands on interpretive items along with information from the staff/docents. In addition to its interpretive elements, the Staging Area also acts to restrict access into the natural preserve with a maintained gate and posted regulations. Staff stationed there increase park communication with passing visitors and improve radio contact with staff stationed further out at the elephant seal viewing areas.

The existing Staging Area building was built in 1988. It contains an office/storage room, covered exhibit space highlighting the local marine mammals, and a long bench to display interpretive items on top of a wooden deck. The Staging Area has substantially aged and is in need of repairs and enhanced features to better serve the park and its visitors. The existing restroom facility located approximately 90 feet north of the Staging Area building contains two portable restroom units with a wooden shed built over them which provides little light for visitors to see once inside the restroom units. Each year these restrooms struggle to serve park visitors as they are frequently filled to capacity with bad ventilation. Maintenance staff are not always able to service these restrooms in a timely manner. The accessible path of travel from the interpretive structure to the restroom is existing.

Flood Zone: Zone X (Areas of Minimal Flood Hazard). FEMA Community Panel 06081C0502F. Effective Date: August 2, 2017.

Environmental Evaluation: California State Parks, acting as Lead Agency, filed a Notice of Exemption with the State Clearinghouse for this project on August 14, 2023. Parks determined that all project activities proposed under this CDP are categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15301, 15302, 15303, and 15304 (Class 1, 2, 3 and 4). The project consists of the operation, repair, and maintenance of existing public or private structures, facilities or topographical features, involving negligible or no expansion of use beyond current levels; the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; construction and location of limited numbers of new, small facilities and structures; and minor public or private alterations in the condition of land and/or vegetation which do not involve removal of healthy, mature, scenic trees.

Setting: The Año Nuevo Staging Area is an existing facility within the Año Nuevo State Park located on the west side of Highway 1, approximately 30 miles south of Half Moon Bay and 20 miles north of Santa Cruz in the unincorporated area of San Mateo County. The Año Nuevo Staging Area is at the junction of the Año Nuevo Point Trail and a service road to the existing docent building and portable restrooms to the north. The

project area is adjacent to existing trails and is within a coastal bluff area impacted by previous construction, agriculture, and other activities. The Pacific Ocean bounds the project site to the south. West of the project area is the boundary of the Año Nuevo Coast Natural Preserve, a sub-unit of Año Nuevo State Park. The Staging Area is located 0.75 miles west from the parking lot on the Año Nuevo Point Trail. Topography at the project site is relatively flat ranging in elevation from 67 to 69 feet.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

The County's Local Coastal Program (LCP) is a subset of the County General Plan, and the two documents are internally consistent. The following analysis of the project's consistency with the LCP, which is more specific than the General Plan with regard to issues raised by this project, also addresses, by extension, the project's consistency with the County's General Plan.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to LCP Policies 1.1 (*Coastal Development Permits*), 1.2 (*Definition of Development*), and 2.1 (*Development Review of Public Works*). Staff has reviewed the project against the applicable policies of the LCP and has summarized the sections most relevant to this project below.

a. Locating and Planning New Development Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas - Amount of Development Allowed for Visitor-Serving, Commercial Recreation, and Public Recreation Uses*). This policy requires the use of density credits as a means of regulating the amount of development allowed on rural parcels. The project site lies on the "rural" side of the LCP designated urban/rural boundary map. Neither the new interpretative structure nor the new restrooms propose a water connection. No sinks or other fixtures requiring potable water are proposed. The restrooms will provide two vault toilets which are waterless toilets that collect waste in an underground tank or vault. Further, no drinking fountains or irrigated landscaping is proposed. Upon completion, the project will not consume water. Therefore, the proposed public recreational use does not require or consume a density credit.

Policy 1.35 (*All New Land Use Development and Activities Shall Protect Coastal Water Quality*). Construction of both buildings will require minimal grading. The accessible path of travel from the interpretive structure to the restroom is existing. The project plans include drainage and erosion control notes that offer a set of measures to safeguard water quality during construction and development activities. No grading is to occur during the wet weather season. All exposed surfaces will be replanted after development with California native and drought tolerant vegetation to minimize future erosion. Construction will follow all standard Best Management Practices (BMPs) to avoid impacts to water quality and biological resources.

b. Agriculture Component

Policy 5.4 (*Designation of Lands Suitable for Agriculture*). This policy designates any parcel, which contains other lands suitable for agriculture, as Agriculture on the Local Coastal Program Land Use Plan Map, except rural service centers, State Park lands existing on the date of the Land Use Plan certification, and solid waste disposal sites. The Land Use Plan designation for the subject parcel is Public Recreation and Agriculture. However, the project site is in the area designated Public Recreation. Further, the project site is not in an area mapped as prime agricultural land. Thus, the project will not impact agricultural land.

c. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*). This policy defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable and includes habitats containing or supporting “rare and endangered” species, all perennial and intermittent streams and their tributaries, lakes, ponds, and adjacent shore habitat. The applicant has submitted a Biological Report prepared for this project (Attachment E). The report found that the Año Nuevo State Park contains many types of sensitive habitat areas, and supports rare, endangered, and unique species. However, the specific location of the project does not include sensitive habitat, and the minor increase of land disturbance would not disrupt habitat values for rare species. The proposed project will not have impacts upon the natural resources of the area. Construction will primarily be within an area that has previously been disturbed, and surrounded by habitats that are widespread within Año Nuevo State Park.

Policy 7.5 and Policy 7.35 (*Permit Conditions*). These policies require, as part of the development review process, that the applicant demonstrate that there will be no significant impact on sensitive habitats or to rare and endangered species. This is achieved by submission of a biological report outlining what resources exist at the project location and how the project may impact those resources. As discussed above, the applicant has prepared a Biological Report for this project. The findings of the report are as follows:

Sensitive Biological Communities:

The fine scale vegetation map for San Mateo County (Golden Gate National Parks Conservancy, 2022) has mapped four types of vegetation in the project vicinity: 1) *Baccharis pilularis* (Coyote Brush) Alliance with scattered Monterey pines found within this community type at Año Nuevo State Reserve; 2) Annual and Perennial Grassland; 3) *Salix lasiolepis* (Arroyo Willow) Alliance; and 4) Vancouverian Freshwater Wet Meadow and Marsh. The project site is within two of these mapping units, Coyote Brush Alliance and Annual and Perennial Grassland. Neither of these sensitive communities will be impacted by the proposed project.

Monterey Pine Stands - Natural occurrences of Monterey pines are considered a rare natural community by the California Natural Diversity Data Base (CNDDB). Monterey pine stands native to the area are found at Año Nuevo State Park. It is possible that scattered Monterey pines on the coastal terrace are outliers or remnants of more widespread occurrences derived from the native stands in the Año Nuevo Creek watershed. Monterey pines adjacent to the project area are presumed to have been planted, as they are in a windrow line along the existing road. This small grove of trees does not have features of a native Monterey pine forest and thus is not considered a sensitive habitat.

Wet Meadow and Marsh - The area mapped as Vancouverian Freshwater Wet Meadow and Marsh is approximately 200 feet north of the north end of the project area. This area is seasonally wet from rain runoff. It does not contain year-round water and has not been found to support sensitive or unique plant or animal species. This habitat is not within the project footprint, and the proposed project would not have any direct impacts on this habitat. The proposed project does not include any activities that would indirectly impact this habitat, such as changing drainage patterns in the area. To ensure that there will not be inadvertent impacts on this habitat, impact avoidance measures will include flagging the wet meadow habitat to make sure that there is no entry into the area during construction.

Special Status Plants:

The CNDDDB lists five special status plant species within the general vicinity of the project: 1) Monterey pine; 2) Choris's popcorn flower; 3) Franciscan thistle; 4) Northern slender pondweed; and 5) Coast/Sand-loving wallflower. Monterey pine is the only one of these species known to occur within or adjacent to the project area. Except for Monterey pine, none of the other species have been found in the project vicinity in field surveys for this project and in surveys for previous projects, and none are expected to occur.

Monterey Pine - Several Monterey pine trees are within the project area. The design plan proposes removal of two Monterey pine trees. These trees are apparently part of a windrow that was planted along the current service road that separates the area previously used for agriculture from the coastal dunes. The tree with a 20-inch dbh, broke after the design of this project was completed. Only a portion of the trunk remains. The second tree, with a 32-inch dbh, could present a hazard to the new facility due to its proximity. These trees are presumed to have been planted, or to be from seeds of trees planted, along the existing service road. As planted Monterey pine trees, these trees are not considered sensitive species. Removing individual trees from the existing windrow will not have an impact on the species or any special habitats.

There is no suitable habitat for Choris's popcorn flower, Franciscan thistle, Northern slender pondweed, and Coast/Sand-loving wallflower within the project area, and these species have not been found in surveys of the project area and are not expected to be found in the project vicinity.

Special Status Animals:

The CNDDDB includes recorded observations of four special status animal species from the project vicinity: 1) Bank swallow; 2) California red-legged frog; 3) San Francisco garter snake; and 4) Western snowy plover. None of these special status animal species have been observed within the project area. However, it is possible that three of these species may occasionally be present in the area.

Bank Swallow - Bank swallows, a State threatened species, nest along the sandy cliffs of Año Nuevo Point. Año Nuevo is one of two coastal bank swallow nesting colonies in California. The nesting colony is in the general vicinity of the project area, and it is possible that bank swallows may cross the project area to forage over dunes and ponds. The proposed project would have no impact on the

nesting colony, and no impact on the areas where bank swallows forage.

California Red-Legged Frog - The California red-legged frog (CRLF), a federally listed threatened species and a California Species of Special Concern, is present in the pond and riparian habitats of Año Nuevo State Park. The California red-legged frog has not been observed but has the potential to occur within the project area. The project area does not contain breeding habitat for The California red-legged frog. There are no ponds or channels that would typically hold enough water to support breeding in the project vicinity. However, it is possible, but unlikely, that CRLF could traverse the project area as part of a pattern of overland dispersal. Potential impacts to the CRLF will be avoided through implementation of avoidance measures during construction, including a preconstruction survey, installing protective fencing where beneficial, and using a biological monitor with the ability to implement additional avoidance measures if required.

San Francisco Garter Snake - Año Nuevo State Park contains a robust population of San Francisco garter snake (SFGS). San Francisco garter snake typically remain near suitable aquatic habitat. Previous radio tracking studies at Año Nuevo showed that most individuals remain within 300 to 650 feet of pond foraging and upland habitats. Although individuals may disperse to seek or follow prey, the project is approximately 0.3 miles from known SFGS habitat, outside of the typical range for movement of the species away from aquatic habitat. The project area does not contain suitable habitat to attract and sustain SFGS, is not on a corridor between areas of suitable habitat and would have no direct impact on SFGS or SFGS habitat. However, it is possible, although unlikely, that SFGS could move through the project vicinity seeking prey or moving between habitat areas. Potential impacts to SFGS will be avoided through implementation of impact avoidance measures, including a pre-construction survey, installing protective fencing where beneficial, and using a biological monitor with the ability to implement additional avoidance measures if required.

Western Snowy Plover - Western snowy plovers, federally threatened species, have been observed occasionally on beaches near Año Nuevo Point but have not been found on any recent surveys of the area. It is possible that western snowy plovers may occasionally be present on sandy beaches close to the project area. However, it is unlikely that shorebirds would be found in or near the project area on the coastal terrace. The proposed project is sufficiently far from the edge of the coastal terrace so that there would be no impact to any shorebirds on the sandy beach.

No mammals, reptiles or amphibians were observed within the immediate project area during any field surveys.

d. Visual Resources Component

Policy 8.5 (*Location of Development*). This policy requires that development be located on a portion of a parcel where it is least visible from State and County Scenic Roads, is least likely to significantly impact views from public viewpoints, and best preserves the visual and open space qualities of the parcel overall. The project location is within the boundaries of the Cabrillo Highway State Scenic Corridor. However, the project site is not visible from Cabrillo Highway, due to distance, view obscuring vegetation, and changes in elevation. The project site is approximately 0.8 miles away from Cabrillo Highway and the adjacent parking lot for the park is approximately 15 feet higher in elevation than Cabrillo Highway. The project site will be visible from the hiking trails leading up to the project site, which are considered public viewpoints, but only at close proximity. Generally, the project site is not visible from hiking trails due to shifting elevation changes and view intervening vegetation. The project site becomes visible at a distance of 0.25 miles from the 0.8-mile hiking trail between the parking lot and the project site. The existing interpretive structure is approximately 11 feet tall at its highest point and 206 sq. ft. in size. The existing restroom facility is 10 feet 2 inches tall at its highest point and 81 sq. ft. in size. The proposed interpretive structure will be approximately 14 feet tall at its highest point and 483 sq. ft. in size. The proposed restroom will be 12 feet tall at the highest point of the roof, 15 feet 2½ inches tall at the highest point of the vent pipes, and 114 sq. ft. in size.

While larger and taller in size, the proposed structures will replace the existing structures removed in the same general footprint. The visual impact of the proposed interpretive structure will be muted by the use of cedar wood and decorative stone siding that will match the natural surroundings. The restroom will have board and batt texture on the upper walls, horizontal lap texture on the lower walls, and a cedar shake roof. The use of earth tone colors will reduce potential visual impacts to a negligible level. Two trees are proposed for removal by the interpretive structure, but the remaining tree stand is to remain. When viewed against the site's natural setting, the increased bulk of the structures will not be as readily apparent when approaching from the east, which is the direction of the parking lot and education center. Both structures, particularly the restroom, will be screened by existing cypress trees that will help reduce the visual impact and will not be visible from Cabrillo Highway due to distance, view obscuring vegetation, and changes in elevation.

Policy 8.9 (*Trees*). This policy requires that new development be located and designed to minimize tree removal. As stated in the project description, two Monterey pine trees with diameters of 20 inches and 32 inches at breast height (dbh) are scheduled for removal. These trees are part of a windrow that was planted along the current service road. The tree with a 20-inch dbh, broke after the design of this project was completed. Only a portion of the trunk remains. The second tree, with a 32-inch dbh, could present a hazard to the new facility due to its proximity. Removal of the trees is necessary to accommodate the larger footprint of the new interpretive structure. Shifting the footprint of the new interpretive structure to the north, to avoid impacting the trees, would cause the new structure to encroach into the crossroads of the adjacent paths and obstruct pedestrian access to the adjacent trails.

Policy 8.17 (*Alteration of Landforms; Roads and Grading*). This policy requires that development be located and designed to conform with, rather than change, landforms. The alteration of landforms as a consequence of grading, cutting, excavating, filling or other development shall be minimized. Both the location of the new interpretive structure and restroom facility are relatively flat. Only minimal grading for the foundation of the interpretive structure will be required. A trench that is 12 inches wide, 24 inches deep, and 350 feet long (26 cubic yards) will be excavated along the existing trail between the interpretive structure and docent building to install a new underground propane line from the existing tank to the new interpretive structure. This will occur in previously disturbed areas and will not impact undisturbed land. Excavation for the underground holding tanks of the new restroom will occur in the same general footprint of the existing restroom to be removed. Upon construction of the building, this grading will not be visible and will have no impact upon the scenic resources of the area. The accessible path of travel from the interpretive structure to the restroom is existing and no improvements are proposed. The project will not alter landforms as a result of the improvements proposed.

Policy 8.19 (*Colors and Materials*). This policy requires new development to employ colors and materials which blend, rather than contrast, with the surrounding physical conditions of the site and prohibits highly reflective surfaces and colors except those of solar energy devices. The proposed buildings will employ natural earthtone colors, with no shiny or reflective materials (except for window glass) proposed.

3. Conformance with the Zoning Regulations

The Coastal Act of 1976 requires that the County's LCP include zoning ordinances, zoning district maps and any other actions necessary to implement the requirements of the Coastal Act in San Mateo County. To that end, all projects, including government projects, must show compliance with not only the LCP, but with the applicable zoning regulations. The project is in the PAD zoning district. The purpose of the PAD zoning district is to preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production and minimize conflicts between agricultural and non-agricultural land uses by employing all of the specific techniques as identified in Section 6350.

The project is within the Año Nuevo State Park and the existing Staging Area building was built in 1988 and serves as a strategic wayside interpretive station that marks the official visitor entrance to the Año Nuevo Coast Natural Preserve. No new land use is being proposed that would trigger the requirement for issuance of a PAD Permit. The project site is not in an area mapped as prime agricultural land and would not impair agricultural viability. Thus, the project will not impact agricultural land. The existing interpretive structure has substantially aged and is in need of repairs and enhanced features to better serve the park and its visitors. The existing restrooms provides little light for visitors to see once inside the restroom units and are frequently filled to capacity with bad ventilation. The newer and more modern restrooms will better accommodate visitors and park staff.

B. ENVIRONMENTAL REVIEW

California State Parks, acting as Lead Agency, filed a notice of exemption for this project on August 14, 2023. Parks determined that all project activities proposed under this CDP are categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15301, 15302, 15303, and 15304 (Class 1, 2, 3 and 4). The project consists of the operation, repair, and maintenance of existing public or private structures, facilities or topographical features, involving negligible or no expansion of use beyond current levels; the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; construction and location of limited numbers of new, small facilities and structures; and minor public or private alterations in the condition of land and/or vegetation which do not involve removal of healthy, mature, scenic trees.

C. REVIEWING AGENCIES

California Coastal Commission
California Department of Fish and Wildlife
Pescadero Municipal Advisory Council
San Mateo County Building Department
San Mateo County Environmental Health Services
San Mateo County Fire Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. Project Details
- E. Biological Report
- F. CEQA Categorical Exemption

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2021-00453 Hearing Date: January 10, 2024

Prepared By: Luis Topete, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That California State Parks, acting as Lead Agency, filed a notice of exemption on August 14, 2023, determining that all project activities proposed under this Coastal Development Permit are categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15301, 15302, 15303, and 15304 (Class 1, 2, 3 and 4).

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program with regards to the Locating and Planning New Development, Agriculture, Sensitive Habitats, and Visual Resources Components. See Section A (2) of the staff report for the supporting analysis demonstrating conformance with the Local Coastal Program.
3. That the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project does not meet the definition of new development under Section 30212. The proposed project is designed to improve the existing facility that helps regulate low-intensity public access to the Año Nuevo Coast Natural Preserve and its shoreline in compliance with Section 30214.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A (2) of this Staff Report. Protection measures will be implemented to prevent any impact to biological resources, including San Francisco garter snake and California red-legged frog.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on January 10, 2024. The Director of Planning and Building may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This CDP shall be valid for one (1) year from the date of final approval, in which time all work authorized under the permit must be completed. Any extension to this permit shall require submittal of a request for permit extension and payment of any applicable extension fees at least sixty (60) days before the expiration date.
3. The site and structures shall meet all requirements for accessibility and Americans with Disabilities Act (ADA) compliance, as applicable.
4. Prior to any construction or grading activities and continuously between October 1 and April 30, the applicant shall implement erosion and sedimentation control measures and best management practices (BMPs) to protect against detrimental discharge of sediment to natural habitats and resources. The applicant shall apply stabilizing measures to all denuded areas after the land is disturbed and provide all materials necessary to provide an effective means to stabilize soils and control erosion at the site, including but not limited to placement of wattles or straw bales; and minimizing vegetation removal. The applicant shall regularly inspect all erosion control measures and BMPs at the site to ensure they are properly installed and working effectively. Deficiencies shall be immediately corrected, as they occur. Best Management Practices shall be implemented through to project completion.
5. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
6. The colors of exterior materials shall harmonize with the predominant earth and vegetative colors of the site. Materials and colors shall absorb light and minimize reflection.
7. Should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can determine the origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If

the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Avoidance Measures

8. Construction will follow all standard Best Management Practices to avoid impacts to water quality and biological resources.
9. Work will be scheduled to avoid the rainy season (October 1st through April 30th), and to avoid times when there is runoff or ponded water in the project vicinity.
10. Work will be scheduled outside of the bird nesting season. If it is not possible to avoid work during the nesting season, a qualified biologist will survey the area to make sure there are no impacts on nesting birds.
11. Before construction, a qualified biologist will survey the area to determine the potential for sensitive species. The biologist will determine the best location and design for wildlife fencing to be installed to keep sensitive wildlife species from entering the construction zone. The biologist will have the authority to halt construction and add additional impact avoidance measures.
12. All construction personnel will be trained by a qualified biologist to recognize sensitive species and habitats that might occur within or adjacent to the project area and to know how to implement measures to avoid impacts, if necessary. Training will include information about the speed limits enforced on the service road and the need to keep personnel and equipment within designated work and parking area.
13. Areas near the project site with sensitive wet meadow habitat will be marked by or under the supervision of a qualified biologist with signs and flagging prior to construction.
14. A qualified biologist will monitor vegetation removal. Removal of native vegetation will be kept to the minimum required to complete the project.
15. Areas disturbed by the project will be mulched to limit erosion and replanted with native species. Seeds and cuttings of plants to be used in revegetation will be gathered from the project vicinity.

2023_12_19_PLN_2021-00453_PCSR_WPC_FINAL



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

LOCATION MAP



- Legend**
- Major Road
 - Paved Road
 - Unpaved/Service Road
 - Trail: Hike
 - Accessible Trail/Boardwalk
 - Natural Preserve
 - Restricted Access (by guided walk or permit only)
 - Marine Protected Area
 - Accessible Feature
 - Bridge
 - Locked Gate
 - Lookout Point
 - No Public Access
 - Park Building
 - Parking
 - Picnic Area
 - Ranger Station
 - Restrooms



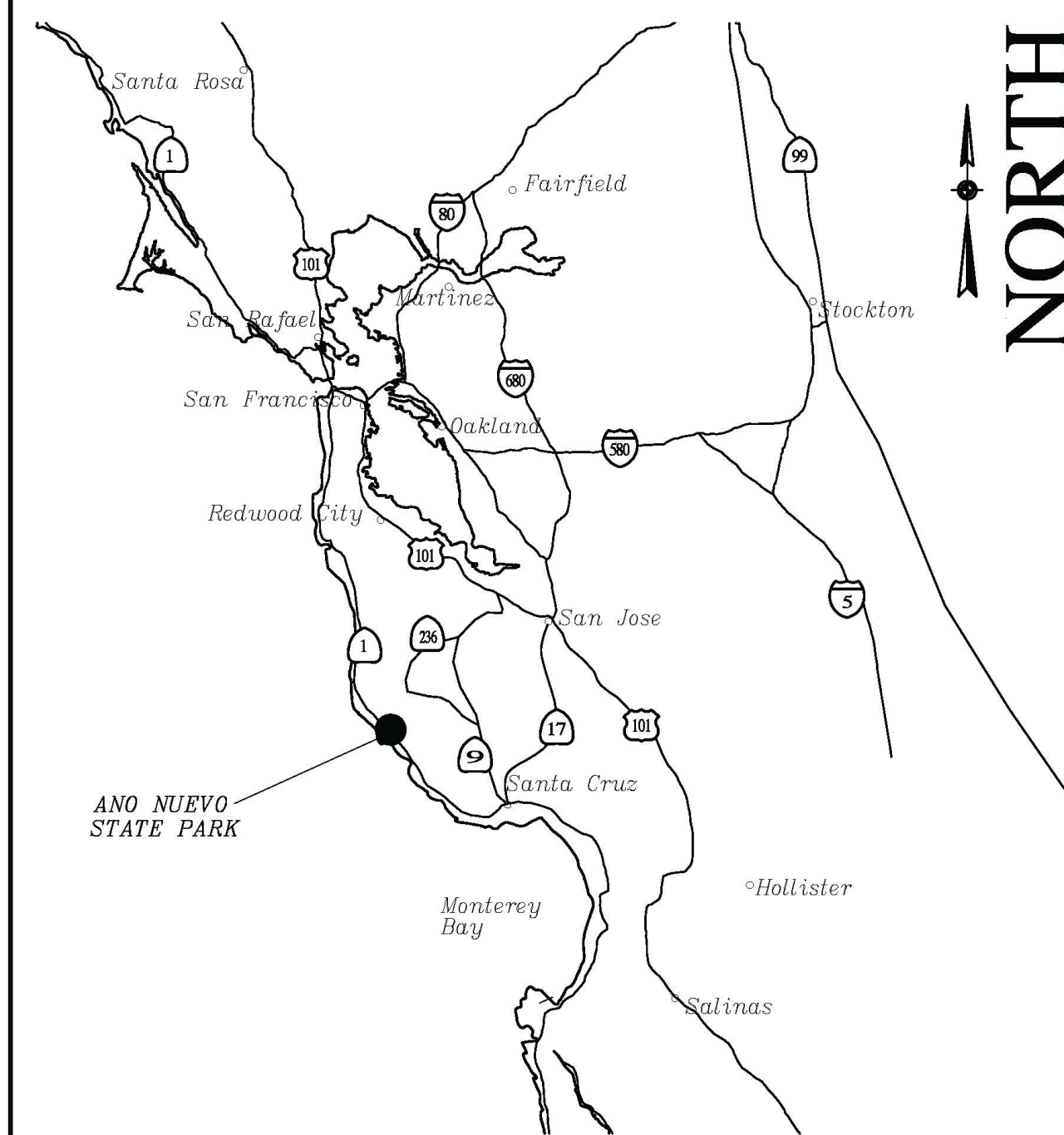


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

AÑO NUEVO STATE PARK

STAGING AREA & TOILET ROOM REPLACEMENT BUILDINGS



SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
A-1	EXISTING SITE PLAN
A-1.1	EXIST. DETAILED SITE PLAN
A-2	EXISTING FLOOR PLANS
A-3	STAGING BUILDING EXISTING ELEVATIONS
A-3.1	TOILET ROOM EXIST. ELEVATIONS
A-4	PROPOSED SITE PLAN
A-4.1	PROP. DETAILED SITE PLAN
A-5	PROPOSED FLOOR PLANS
A-6	STAGING BLDG. PROPOSED ELEVATIONS
A-6.1	TOILET ROOM PROPOSED ELEVATIONS
A-7	STAGING BUILDING PROPOSED ROOF PLAN
A-8	NOTES
A-9	ACCESSIBILITY DETAILS
A-10	RESTROOM ACCESSIBILITY DETAILS

4	NTS	SHEET INDEX
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- PROJECT SCOPE: REMOVE EXISTING STAGING BUILDING AND REPLACE WITH NEW ACCESSIBLE STAGING BUILDING. WITH NEW UNDERGROUND PROPANE LINE. ALSO INCLUDE NEW PREFABRICATED TOILET ROOM BLDG. TO REPLACE EXIST. TOILET ROOM BLDG.

STAGING BLDG:

- OCCUPANCY GROUP: U
- DESCRIPTION OF PUBLIC USE: OUTDOOR SHELTER / STORAGE
- NUMBER OF REQ. EXITS: 2 PER TABLE 1006.3.1 (MAX. TRAVEL DISTANCE= 75'.
- TYPE OF CONST: V-B.
- SPRINKLERS: NO
- STORIES: 1
- HEIGHT: + 14' AT MAX.
- FLOOR AREA: 483 SQ. FT.

TOILET ROOM BLDG:

- OCCUPANCY GROUP: U
- BUILDING OCC. LOAD= N/A
- DESCRIPTION OF PUBLIC USE: TOILET ROOM
- TYPE OF CONST: V-B.
- SPRINKLERS: NO
- STORIES: 1
- BUILDING HEIGHT: + 12' AT MAX.
- FLOOR AREA: 114 SQ. FT.

6	NTS	LOCATION MAP
---	-----	--------------

- 1-ALL MATERIALS SHOWN OR NOTED ON THE PLANS ARE NEW UNLESS CALLED OUT OTHERWISE.
- 2-THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS SHOWN OR DIMENSIONED HERE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STATE REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- 3-ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE FOLLOWING LISTED CODES, AND ALL OTHERS HAVING JURISDICTION OVER THE WORK:

2022 EDITION OF THE CALIFORNIA BUILDING CODE.
 2022 EDITION OF THE CALIFORNIA FIRE CODE.
 2022 EDITION OF THE CALIFORNIA ENERGY CODE.
 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
 2022 EDITION OF THE CALIFORNIA MECH. CODE
 2022 EDITION OF THE CALIFORNIA PLUMB. CODE
 2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
 2010 ADA STANDARD FOR ACCESSIBLE DESIGN

4-CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION OVER THE WORK.

5-ALL WORK SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. WHERE DETAILED INFORMATION OR CLARIFICATION IS REQUIRED, THE MATTER SHALL BE REFERRED TO THE STATE REPRESENTATIVE FOR WRITTEN RESOLUTION.

6-THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS, BUT SHALL RELY ONLY ON THE WRITTEN DIMENSIONS GIVEN. IF A DISCREPANCY OCCURS OR NO DIMENSION IS GIVEN, THE CONTRACTOR SHALL NOTIFY THE STATE REPRESENTATIVE FOR WRITTEN CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

* THE SITE ARRIVAL POINT (ACCESSIBLE PARKING) AND ACCESSIBLE ROUTE SHALL BE PROVIDED BY CALIFORNIA STATE PARKS.

STAGING BUILDING:

1. BUILDING CONSTRUCTION TYPE	V-N
2. OCCUPANCY CLASSIFICATION	U
3. ADJACENT OCCUPANCIES	U
4. NUMBER OF STORIES	1
5. ACTUAL BUILDING HEIGHT	14 FT
6. BUILDING AREA IN SQUARE FEET	483 SQ. FT
7. AREA OF PROJECT IN SQUARE FEET	483 SQ FT
8. ALLOWABLE AREA PER C.B.C.	5,500 SQ FT
9. AREA AND/OR HEIGHT INCREASES	NONE
10. FIRE SPRINKLERED (YES OR NO)	NO
11. FIRE ALARM (YES OR NO)	NO
12. OTHER FIRE PROTECTION SYSTEMS I	FIRE EX.
13. SMOKE CONTROL SYSTEM (YES OR NO)	NO

TOILET ROOM BUILDING: SEE SPECS FROM CXT PRECAST PRODUCTS, "DOUBLE CASCADIAN" MODEL.

3	NTS	PROJECT NOTES
---	-----	---------------

-THE FIRE DEPT. TURN AROUND IS MORE THAN 150' FROM THE FARTHEST PORTION OF THE PROJECT AND IS ACCEPTABLE PER FIRE CODE 503.1.1 EXCEPTION 1.3 AS THERE ARE NOT MORE THAN (2) GROUP "U" OCCUPANCIES SERVED BY THE EXISTING ROAD.

-THE PROJECT WILL INCORPORATE SMOKE ALARMS AND FIRE EXTINGUISHERS PER CODE.

Michael R. Patrick
 This project has been reviewed for Access Compliance by M. Patrick - CASp#873 and has received the Certification # of 23-011 on 6.19.23

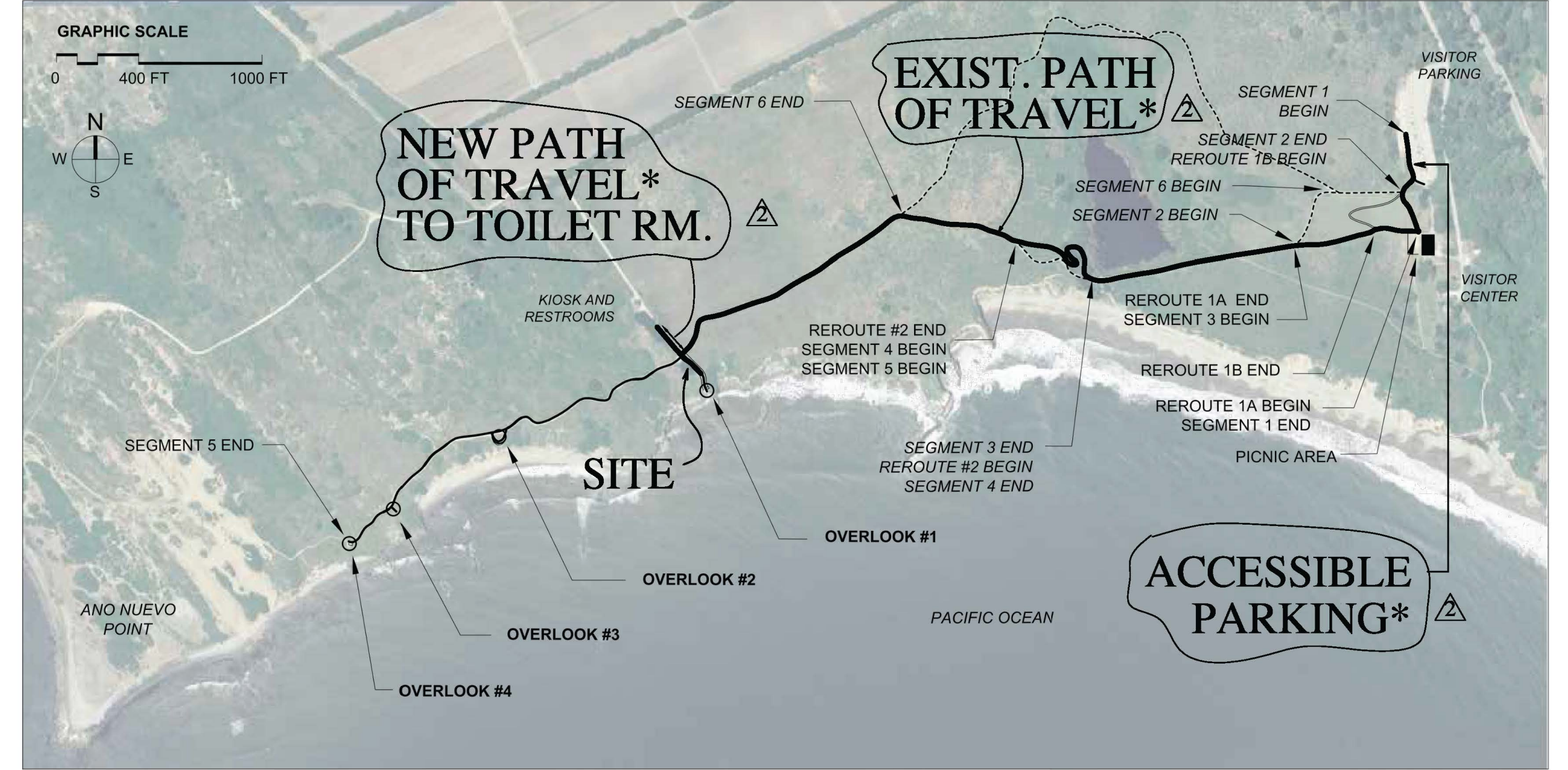
2	NTS	CAL-FIRE NOTES
---	-----	----------------

OWNER:
 CALIFORNIA STATE PARKS
 SANTA CRUZ DISTRICT
 303 N. BIG TREES PARK ROAD
 FELTON, CA. 95018

ARCHITECT OF RECORD:
 FRANKS & BRENKWITZ, LLP
 P.O. BOX 597
 APTOS, CA. 95001
 (831) 662-8800

1	NTS	PROJECT DATA
---	-----	--------------

AÑO NUEVO POINT TRAIL ACCESSIBILITY IMPROVEMENTS



TRAIL LOG INDEX

CALIFORNIA STATE PARKS
 ACCESSIBILITY SECTION
 One Capitol Mall
 Sacramento, CA
 95814-3253

DESIGNED: S. NAWRATH
 DRAWN: S. NAWRATH
 CHECKED: XXX
 DATE: 10-23-2012

REVISIONS

AND NUEVO STATE RESERVE
 AND NUEVO POINT TRAIL ACCESSIBILITY IMPROVEMENTS
 LAYOUT SHEET
 DRAWING NO. XXXXX.XXXX
 SHEET NO. L-1
 1 of 7

7	NTS	TRAIL MAP FROM CALIF. STATE PARKS ACCESSIBILITY SECTION 10-22-12 BY S. NAWRATH
---	-----	--

5	NTS	NOTES
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FRANKS & BRENKWITZ, L.L.P.
 ARCHITECTURE • PLANNING • HISTORIC PRES.
 P.O. Box 597, Aptos, CA 95001
 (831) 662-8800

AÑO NUEVO STATE PARK
 PESCADERO, CA. 94060

TITLE SHEET

REVISION:

1	9-26-22
2	2-20-23
3	5-30-23

DATE: 12-11-19

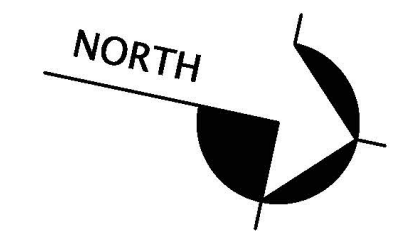
LICENSED ARCHITECT
 BRETT W. BRENKWITZ
 No. C 25131
 REN 9-30-23
 STATE OF CALIFORNIA

SCALE: NTS

SHEET NO.

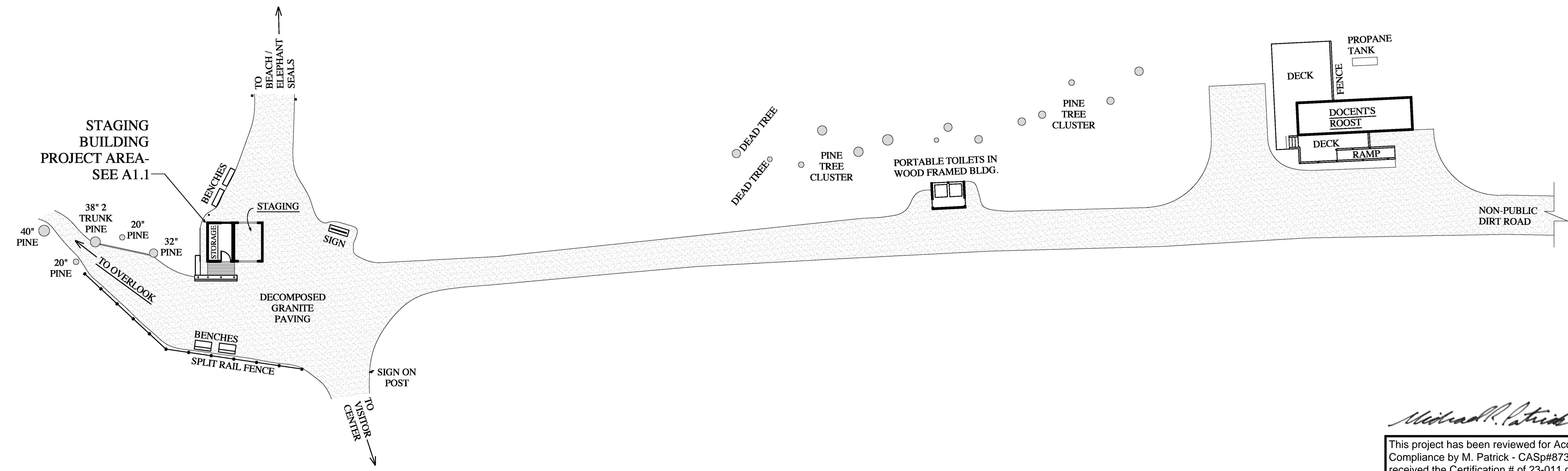
T-1

OF 15SHEETS



ÑO NUEVO STATE PARK
 PESCADERO, CA. 94060

EXISTING SITE PLAN



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 1 9-26-22
 2 5-30-23

DATE: 12-11-19

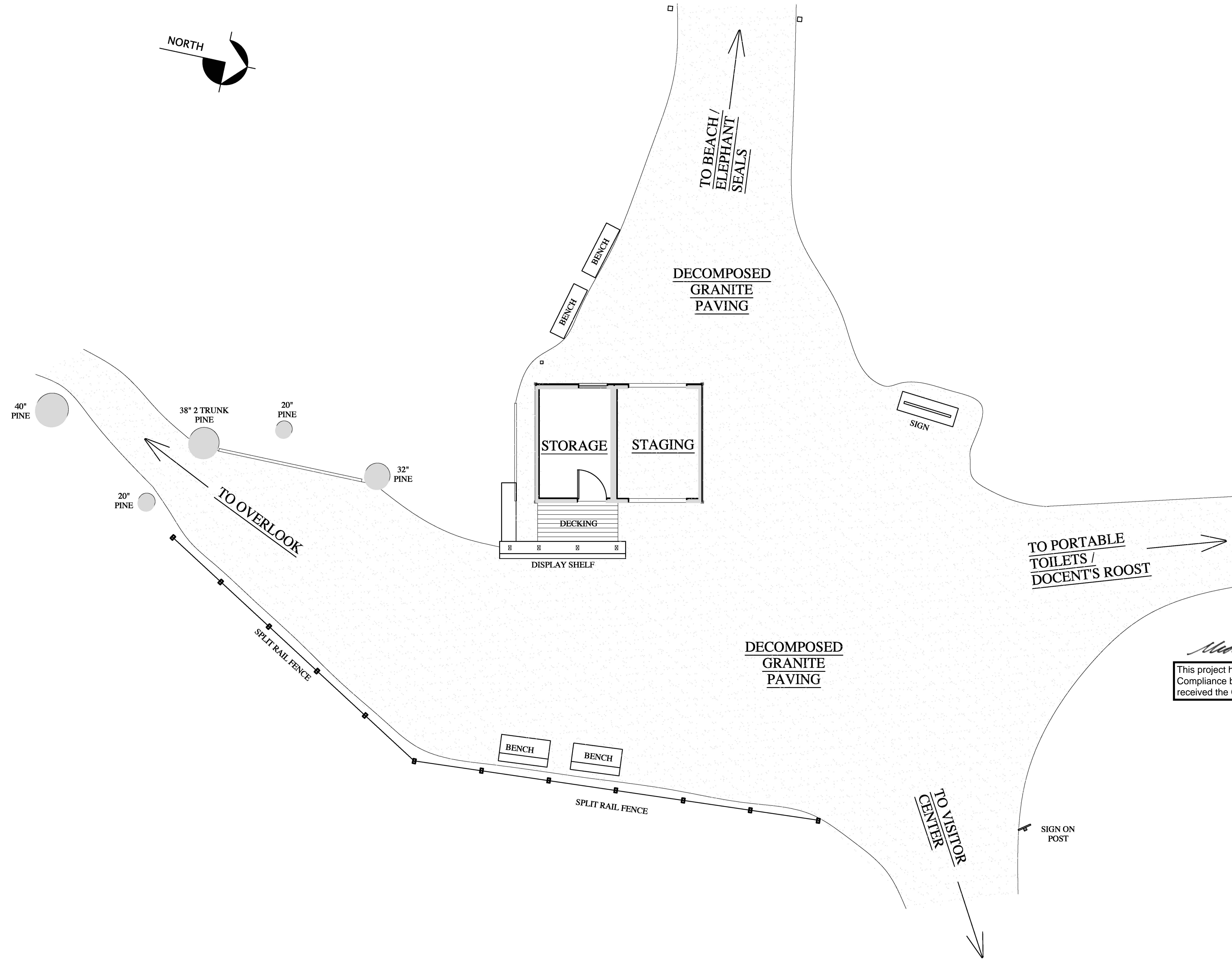
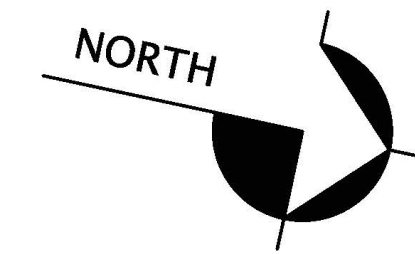


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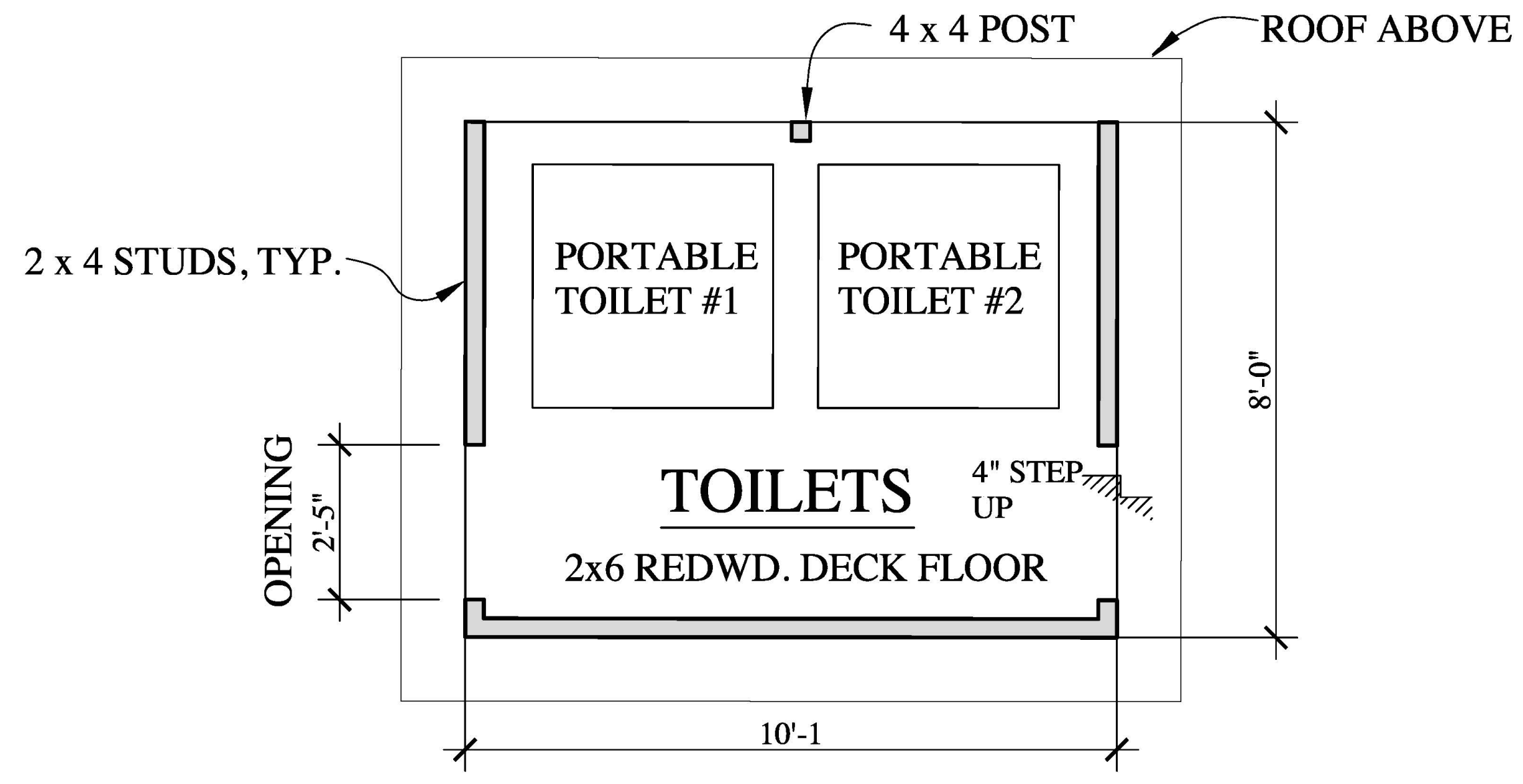
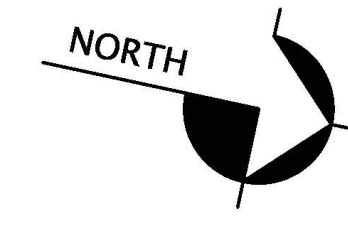
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A-1

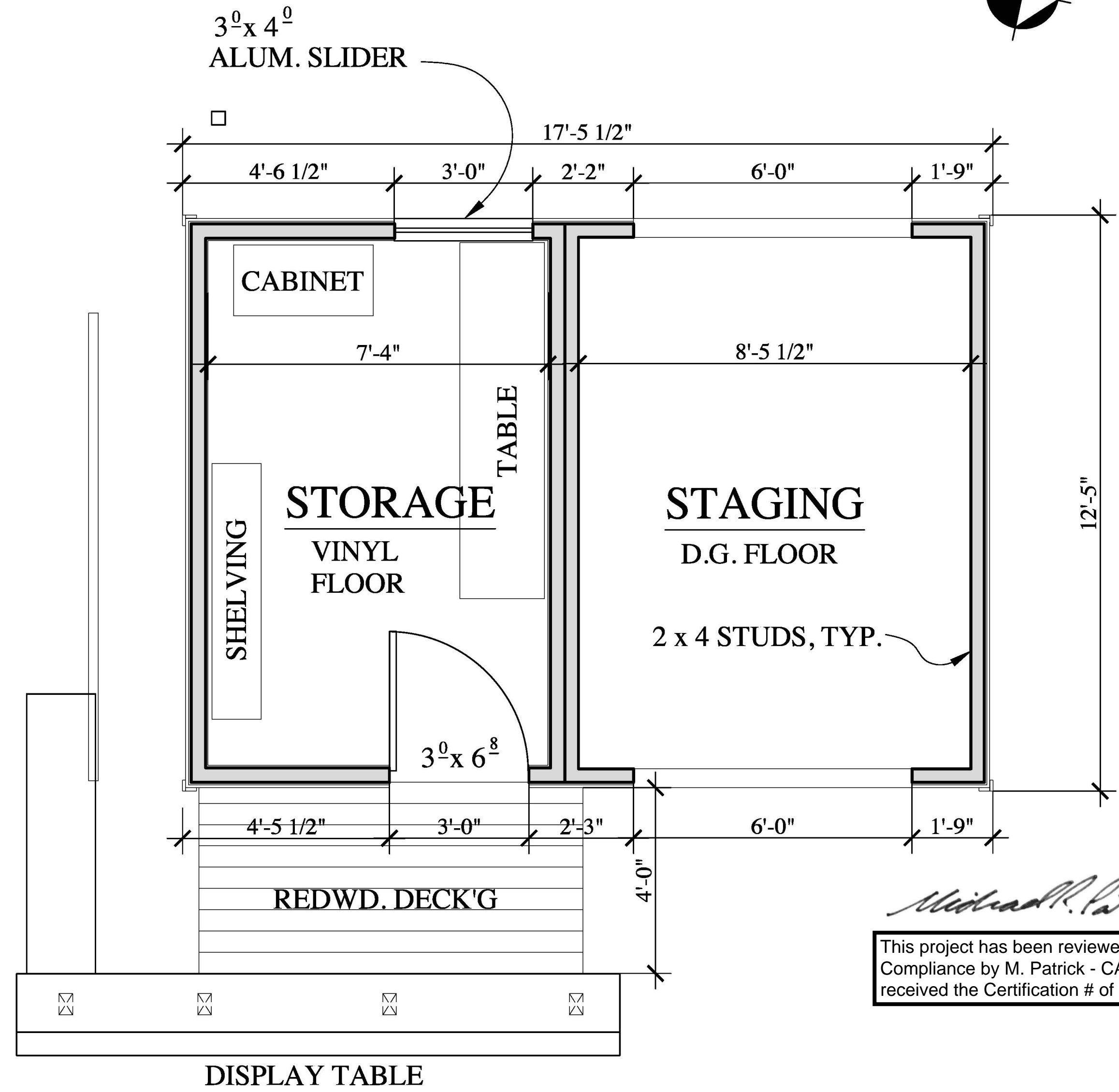
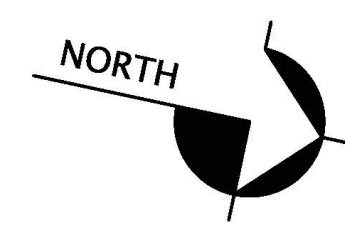
OF 15 SHEETS



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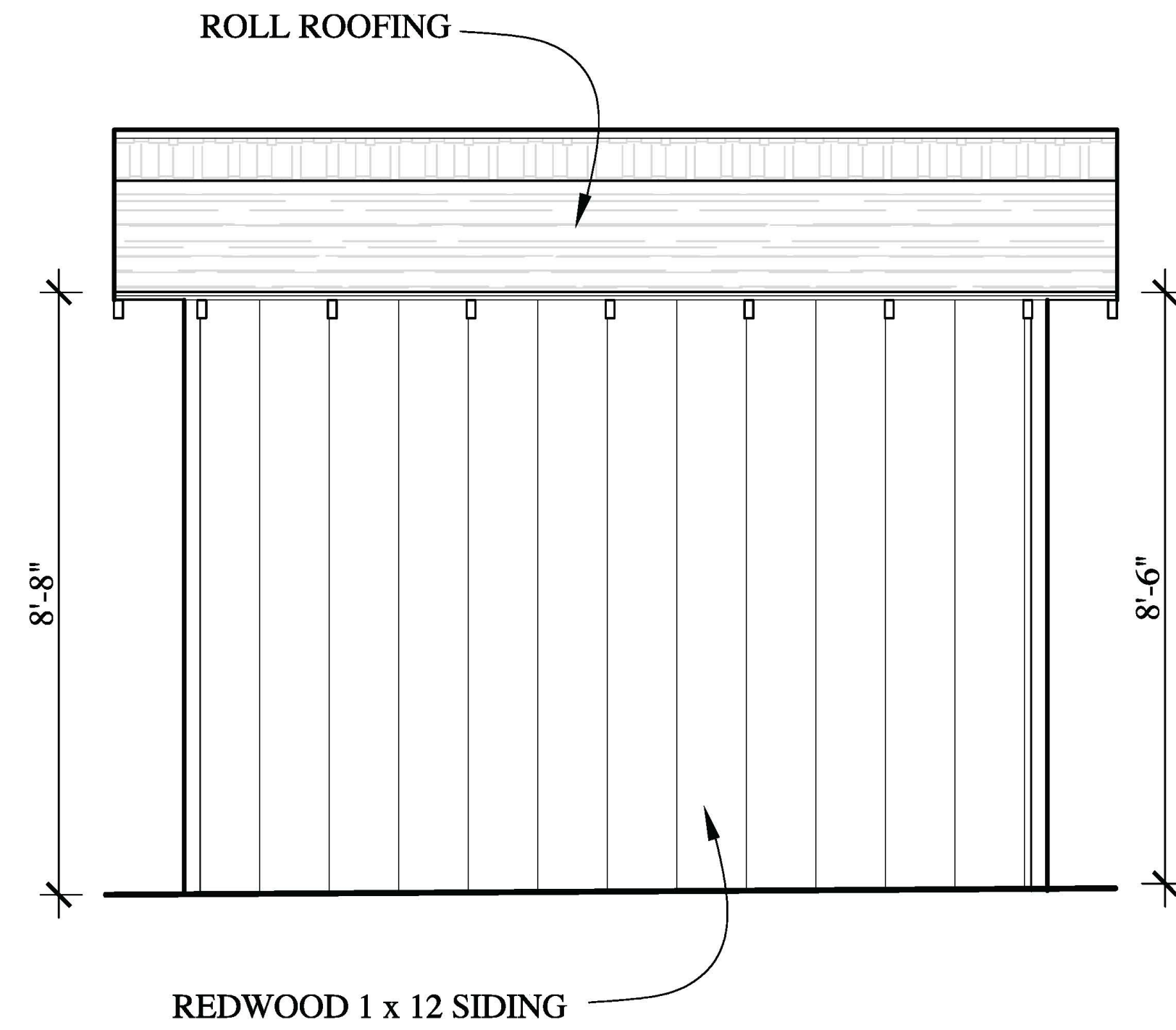


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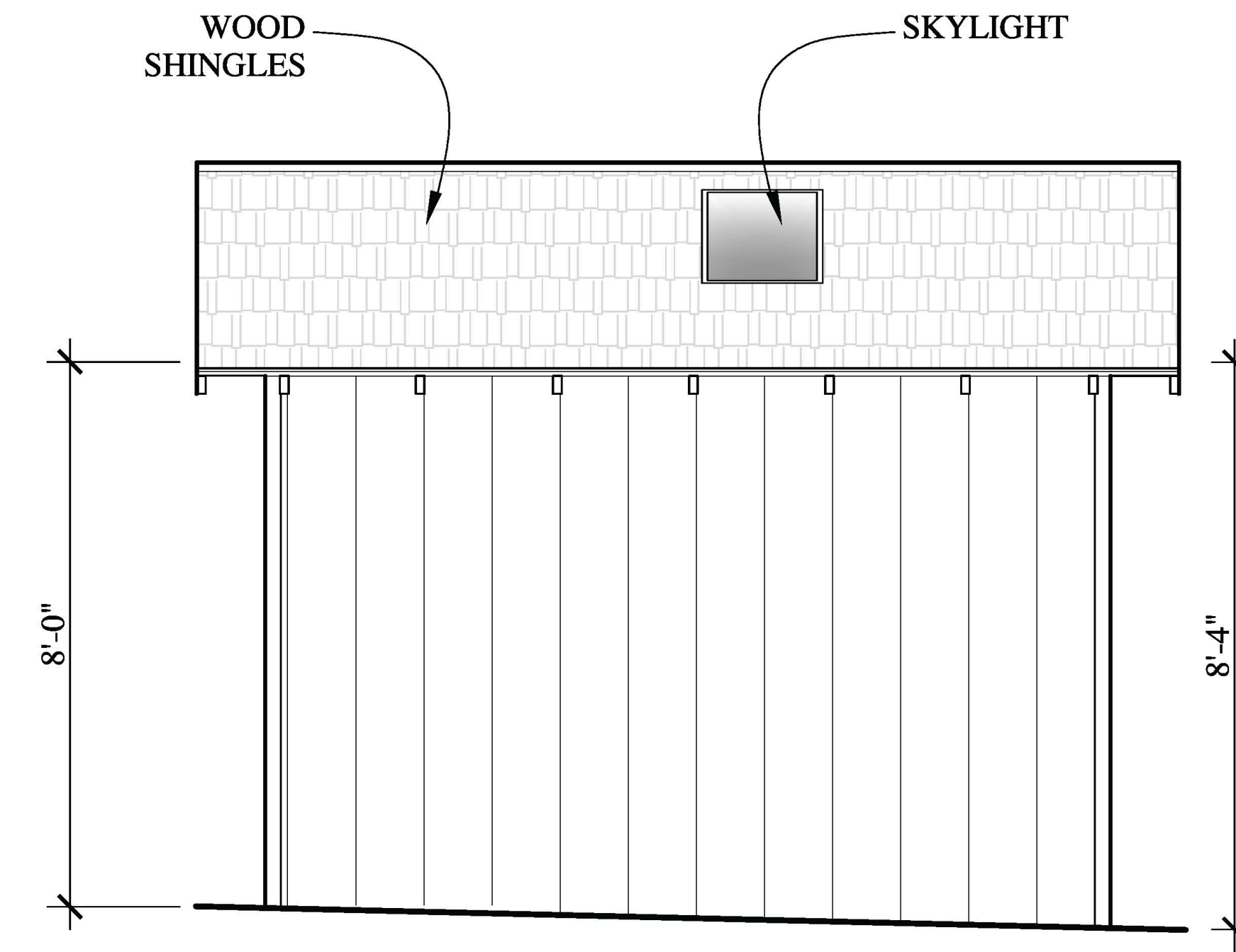


UNHEATED AREA: 206 SF

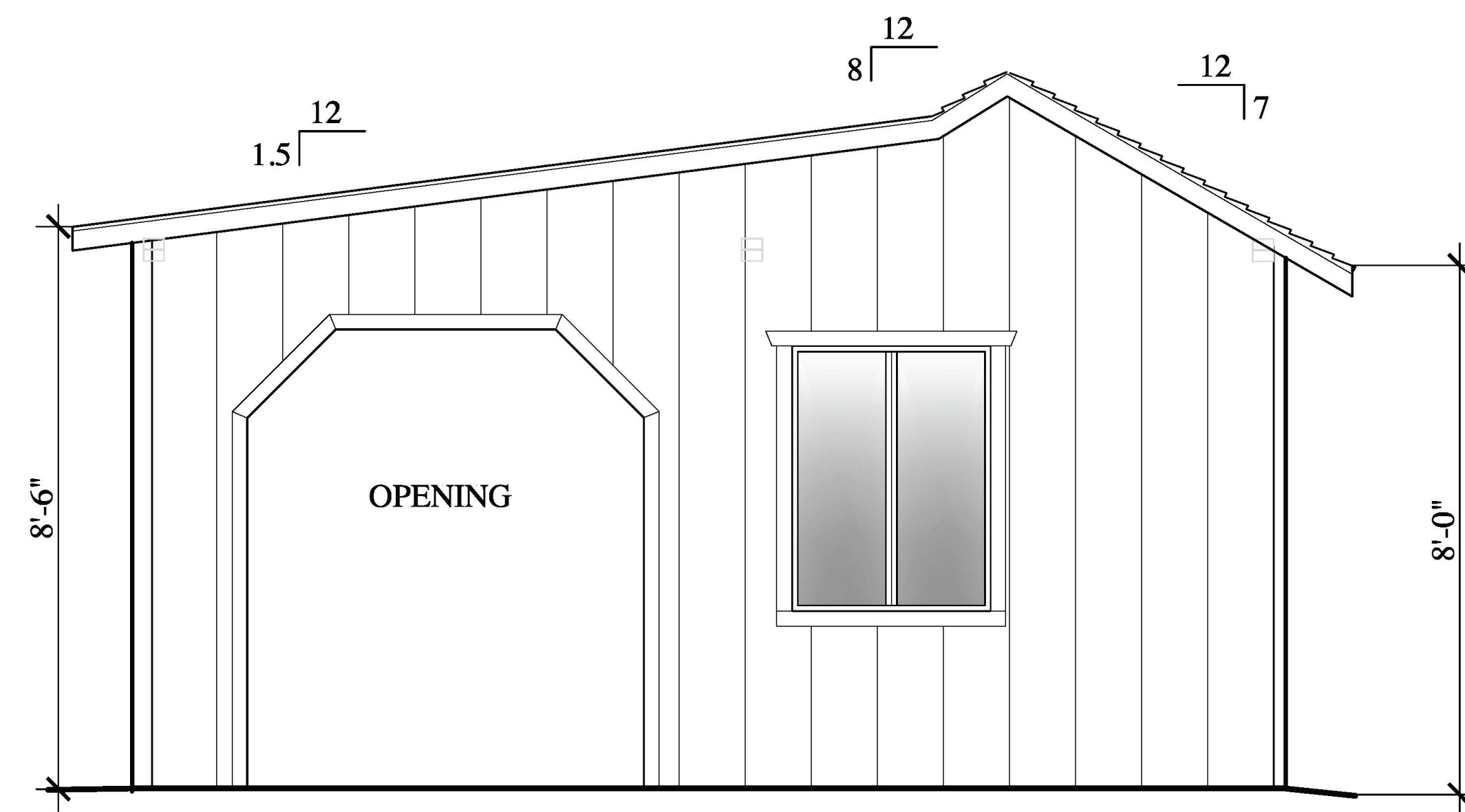
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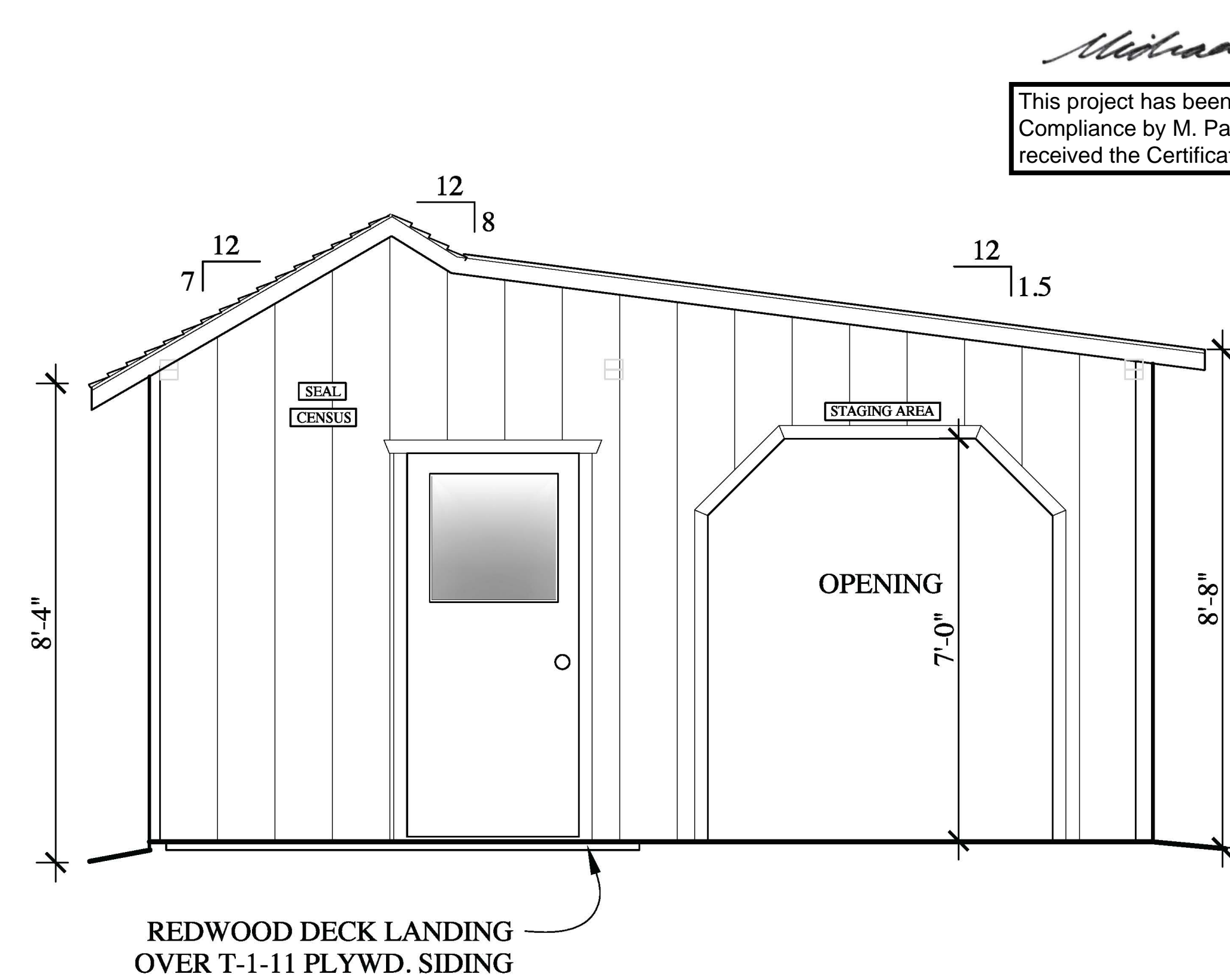
3 1/2"=1'-0" EXISTING NORTH ELEVATION



4 1/2"=1'-0" EXISTING SOUTH ELEVATION



2 1/2"=1'-0" EXISTING WEST ELEVATION



1 1/2"=1'-0" EXISTING EAST ELEVATION

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DATE: 9-26-22

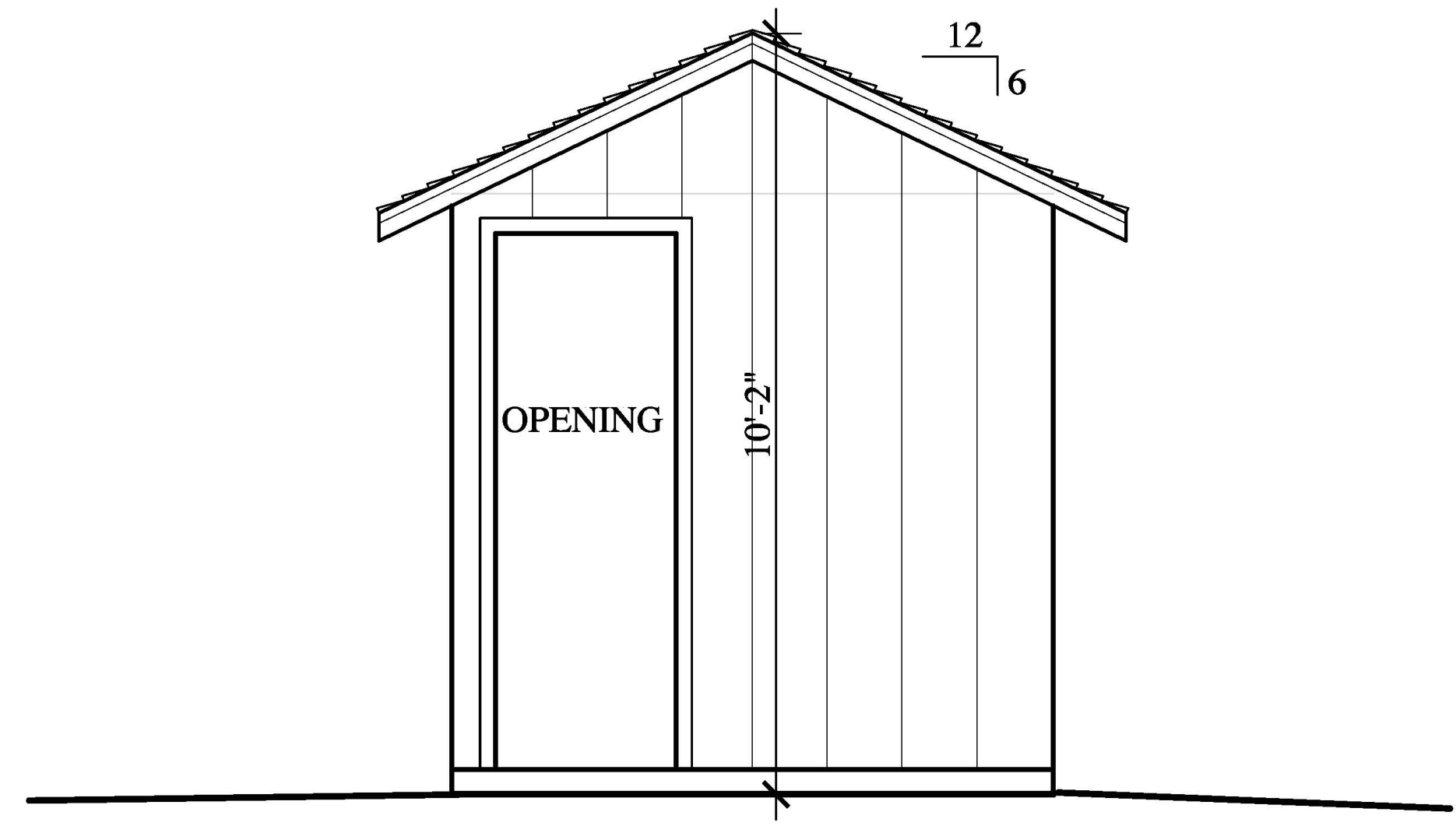


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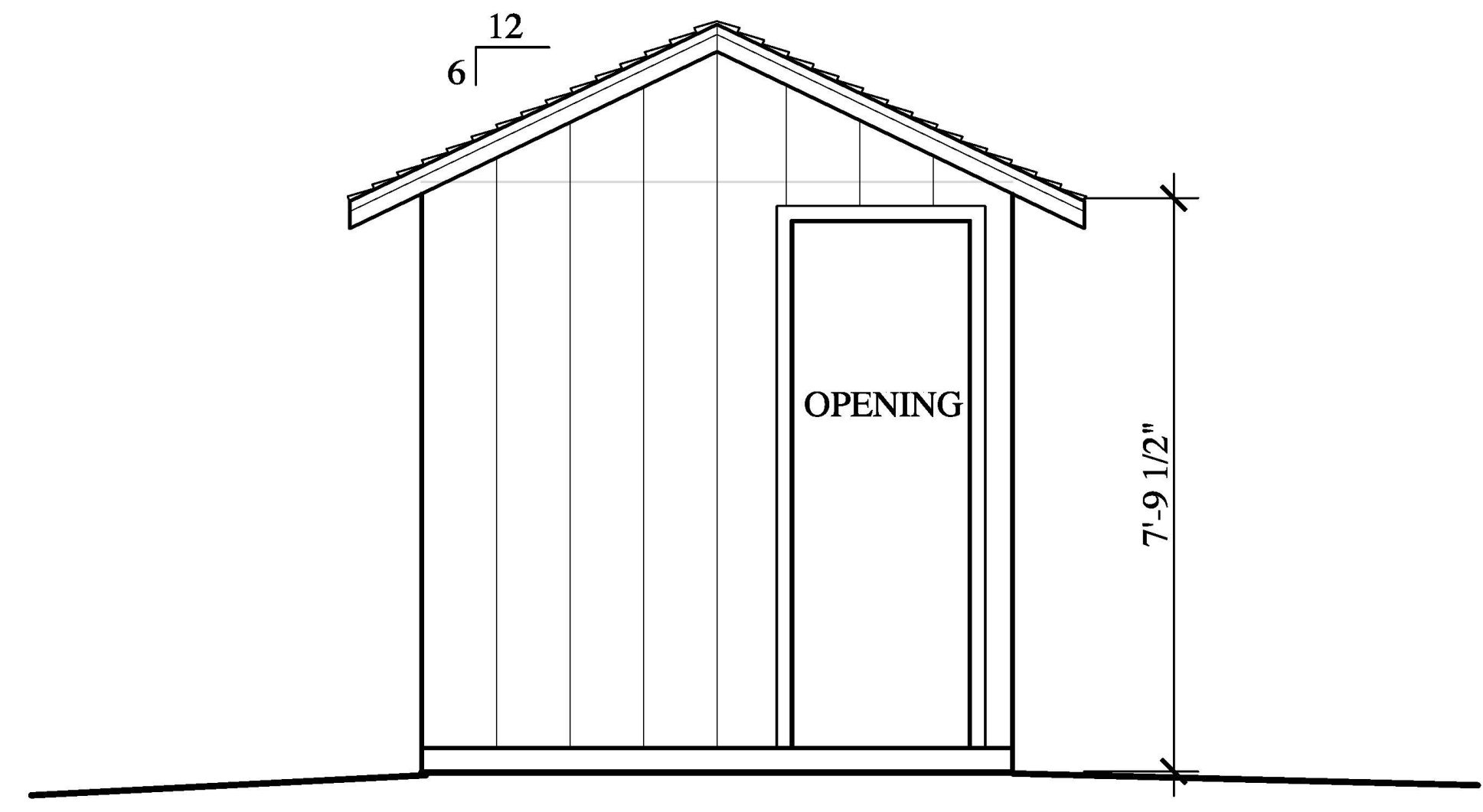
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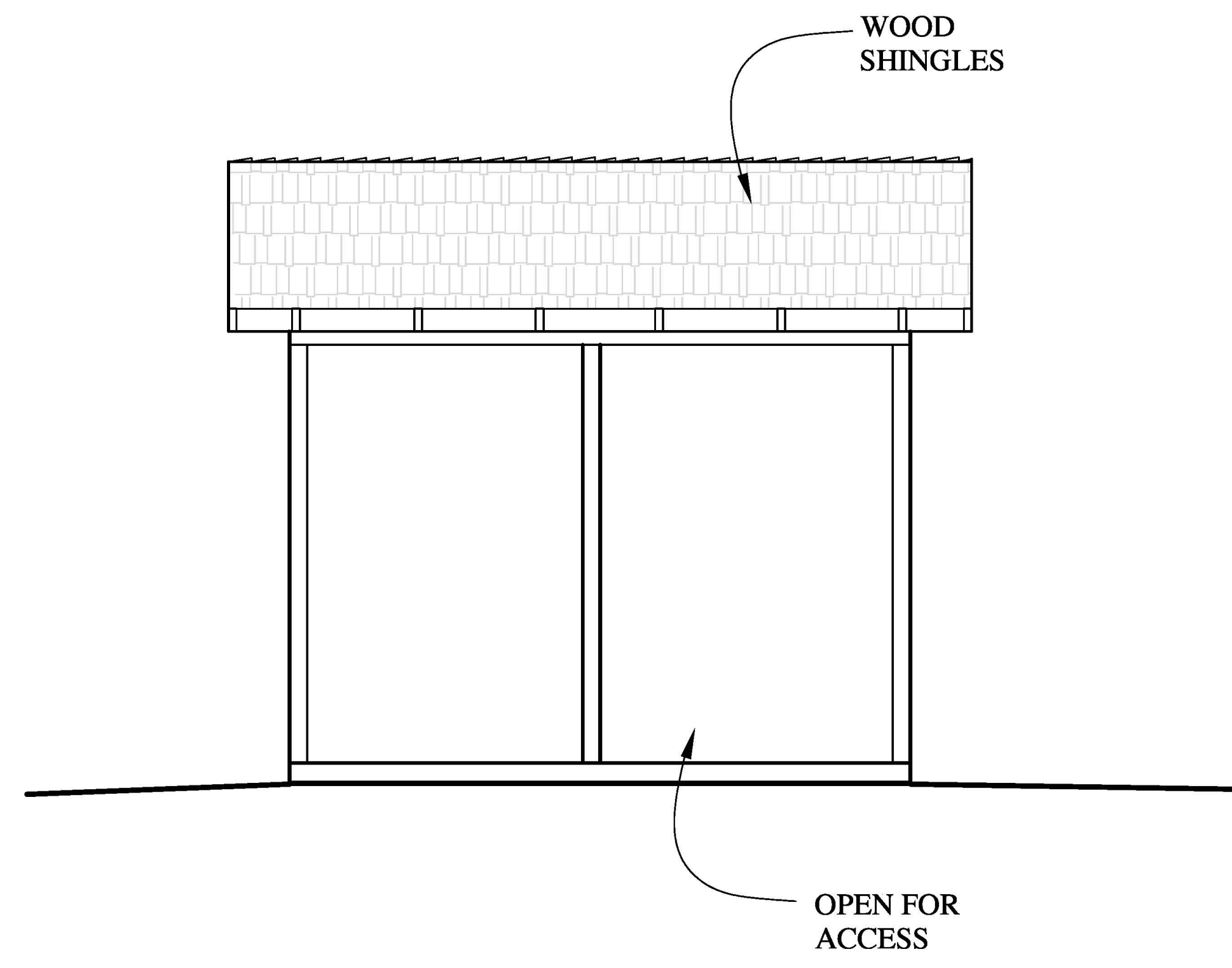
OF 15 SHEETS



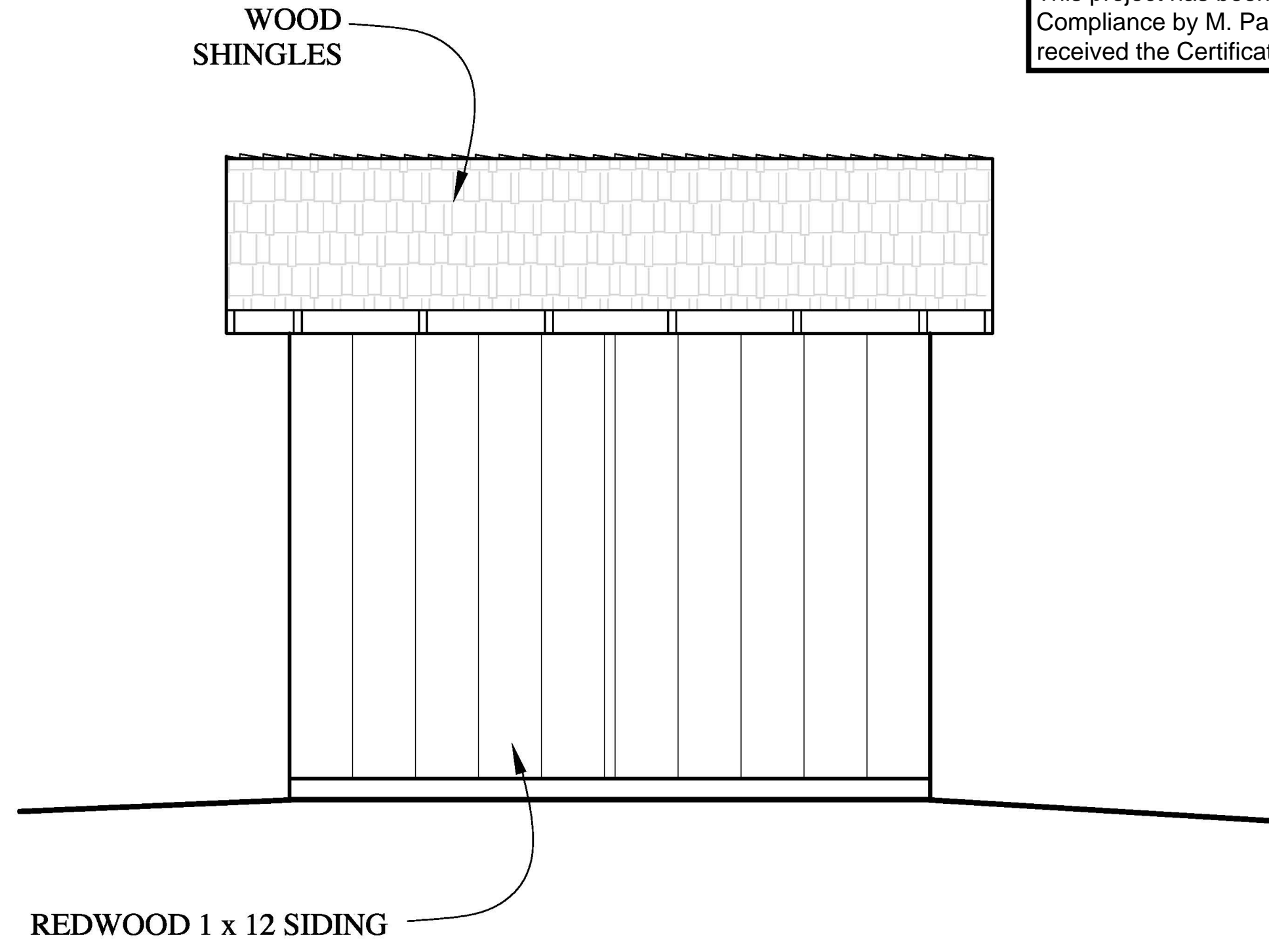
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4 1/2"=1'-0" EXISTING SOUTH ELEVATION

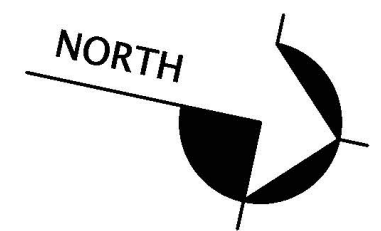
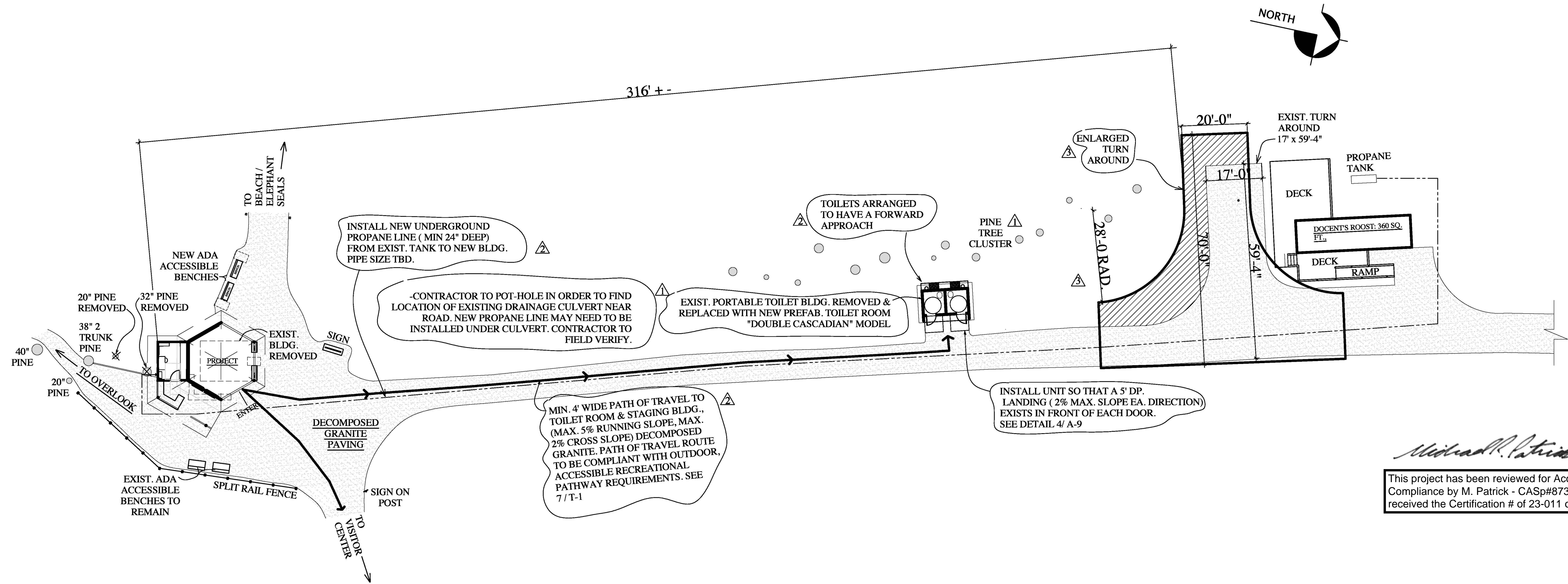


2 1/2"=1'-0" EXISTING WEST ELEVATION



1 1/2"=1'-0" EXISTING EAST ELEVATION

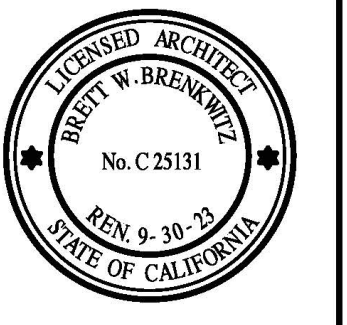
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 △ 9-26-22
 △ 1-30-23
 △ 5-30-23

DATE: 12-11-19

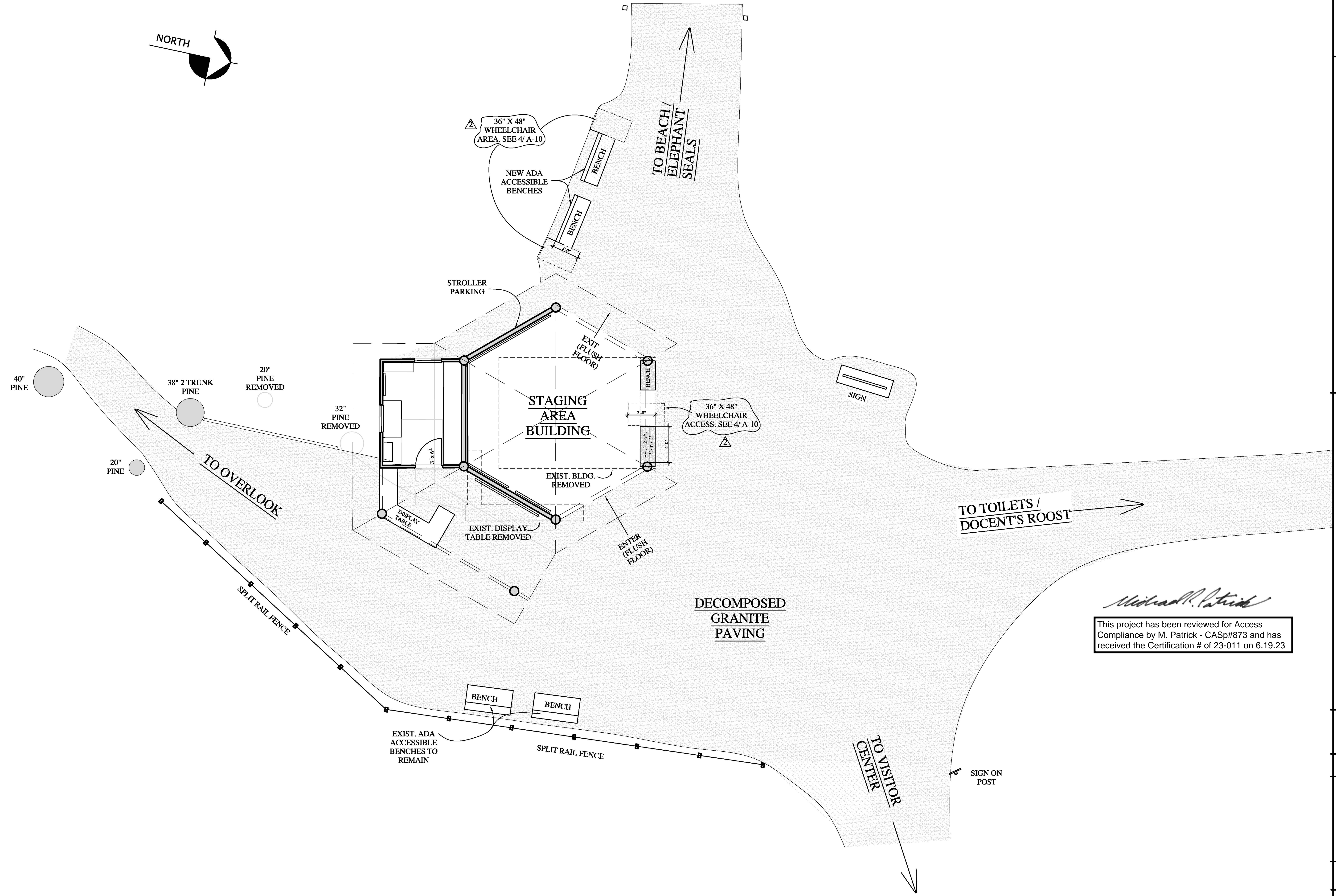


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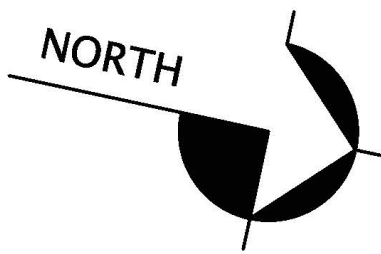
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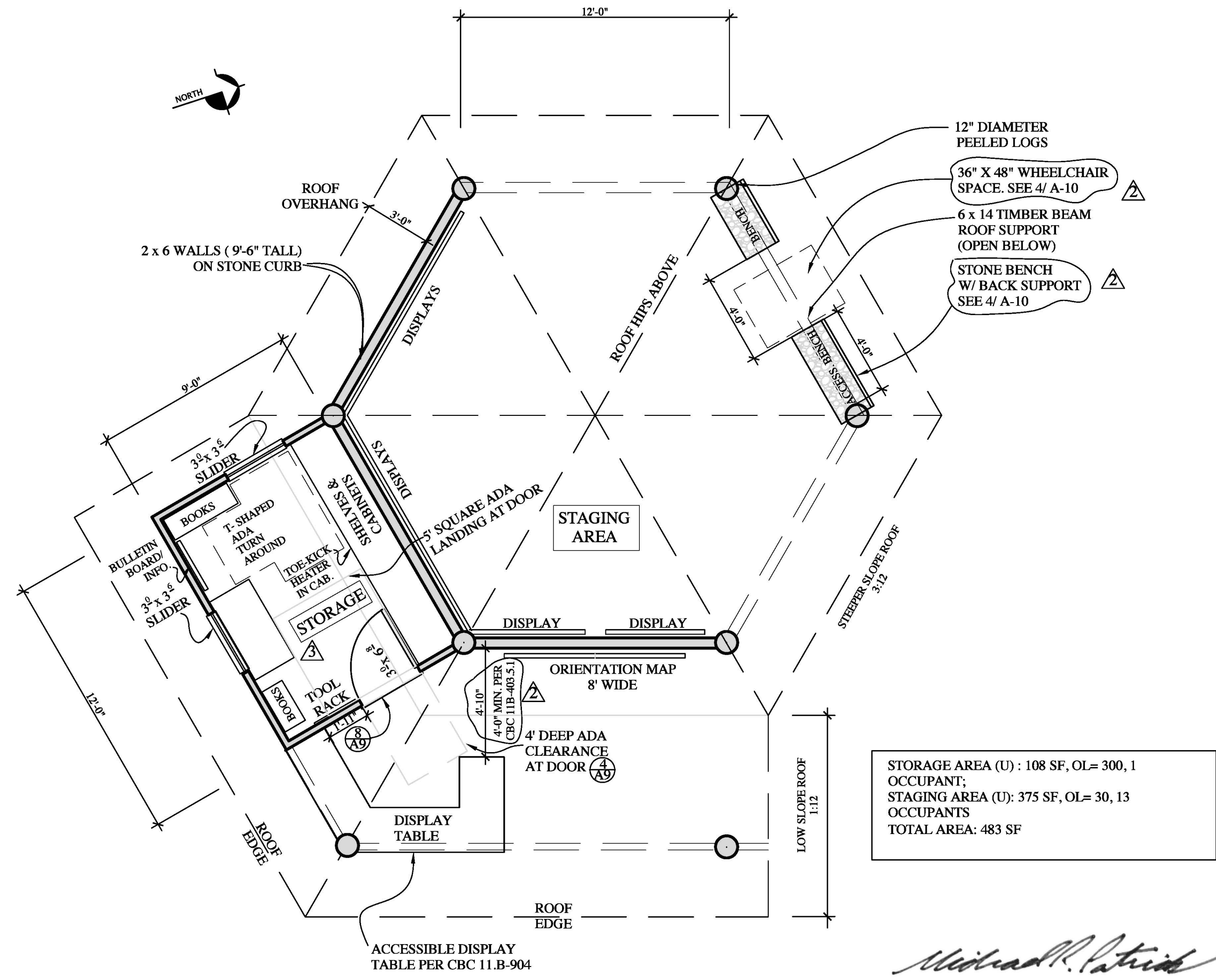
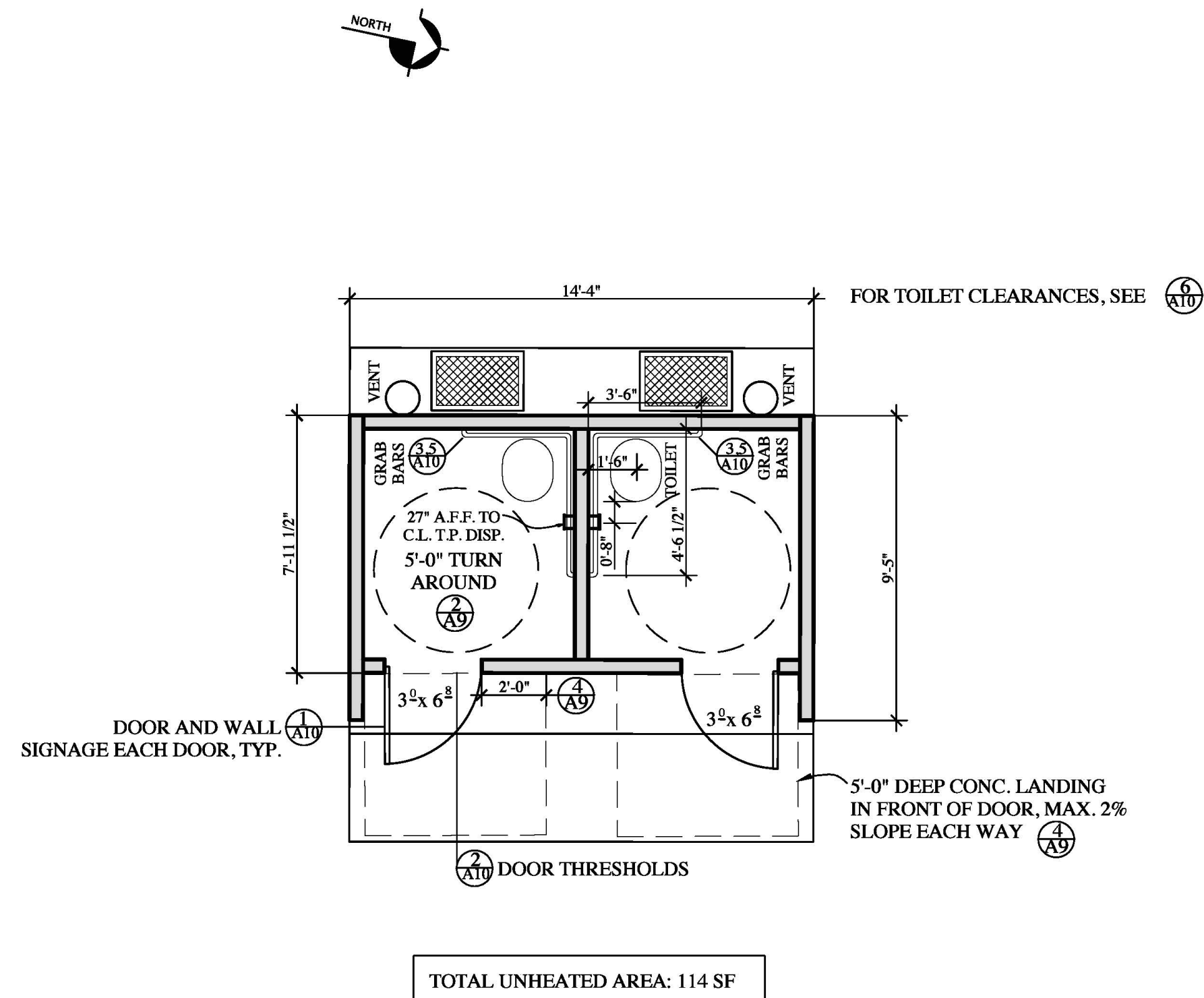
A-4

OF 15 SHEETS



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 5-30-23

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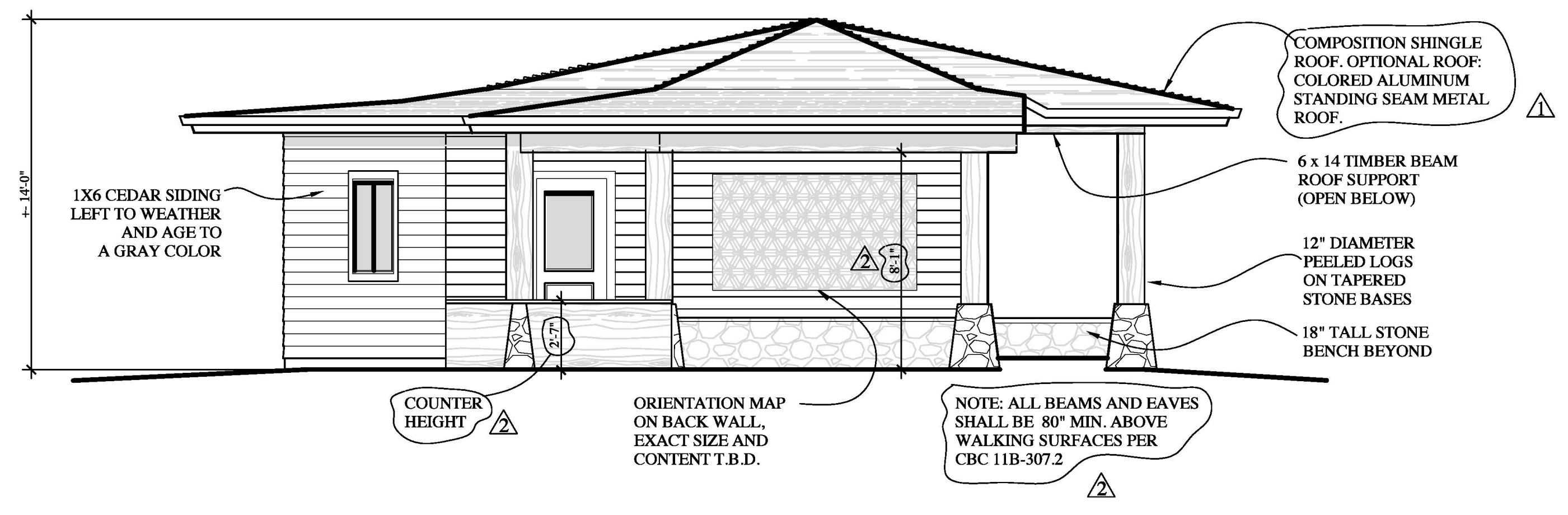


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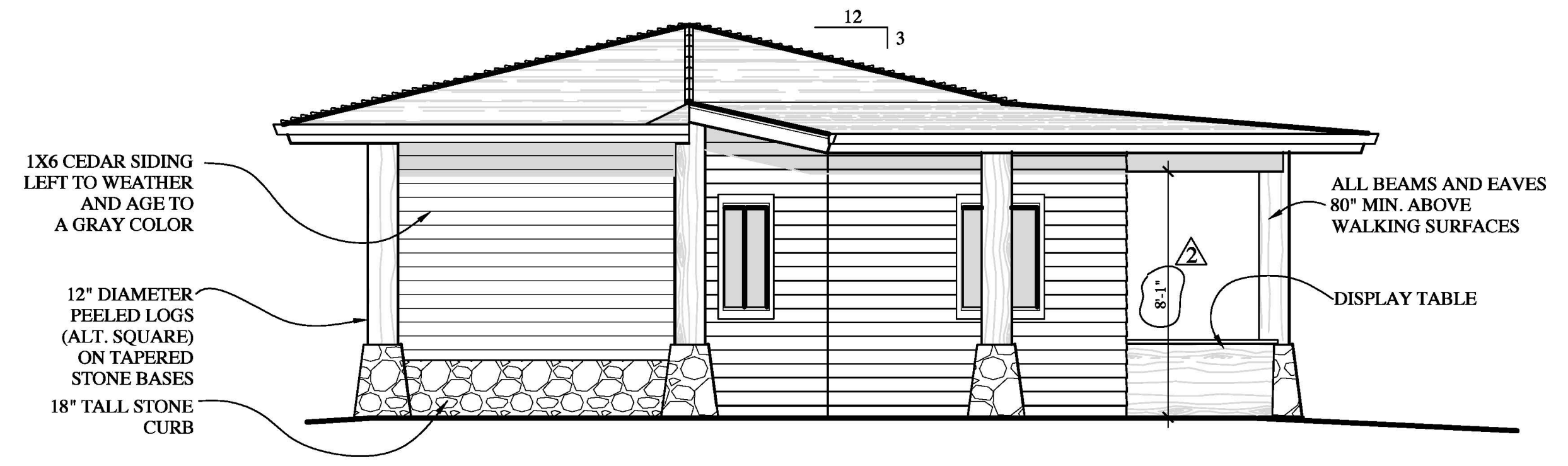
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A-5

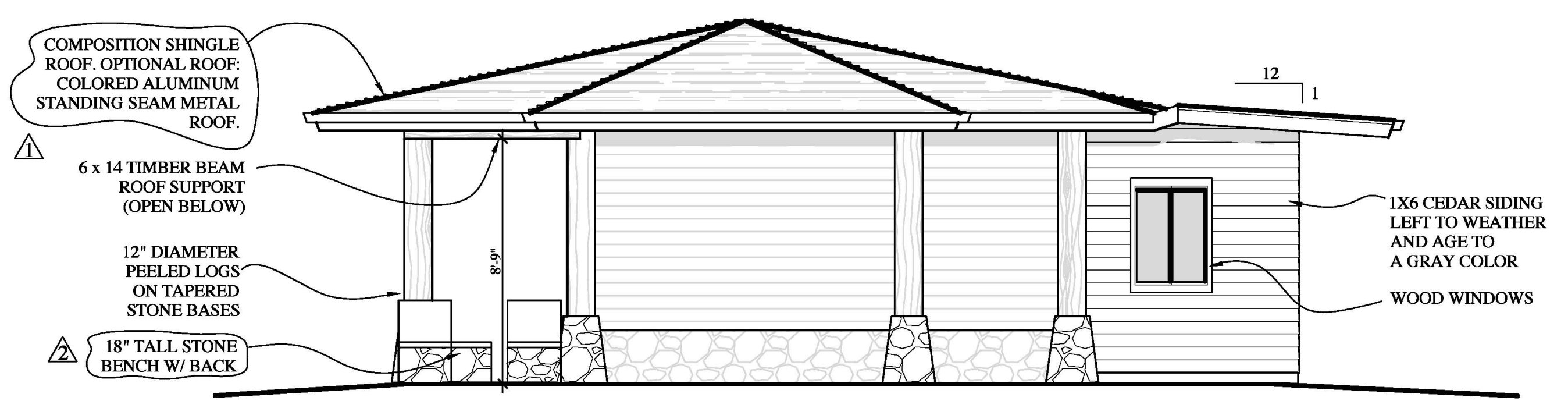
OF 15 SHEETS



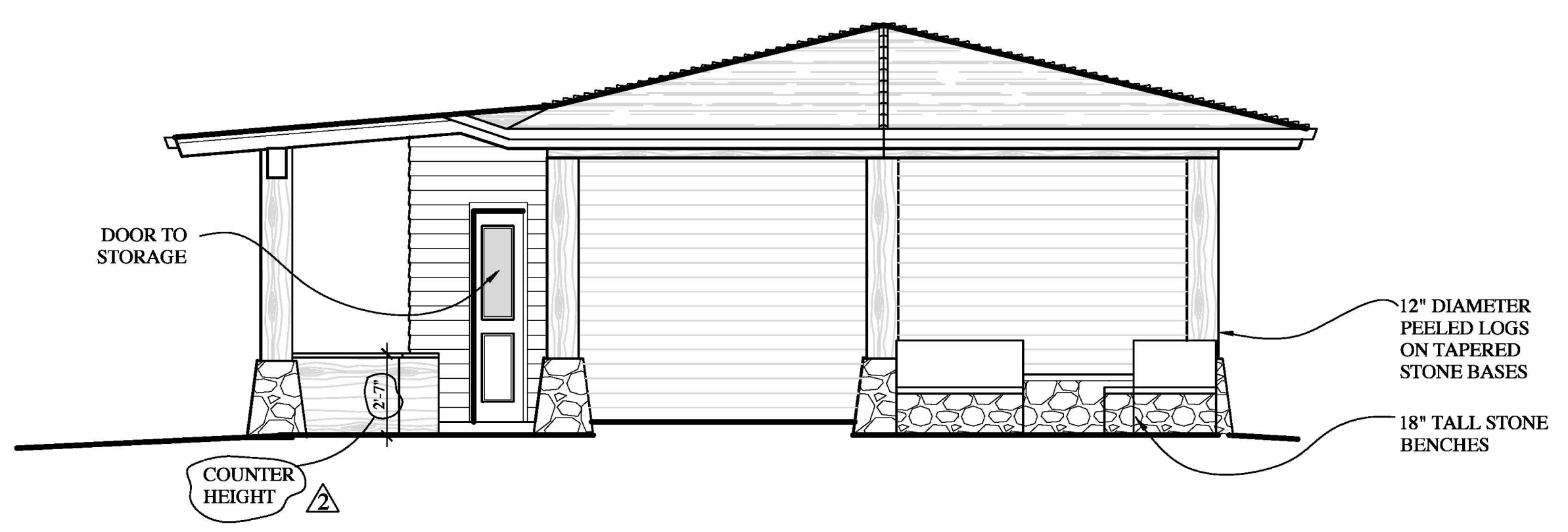
3 1/4"=1'-0" EAST ELEVATION



1 1/4"=1'-0" SOUTH ELEVATION



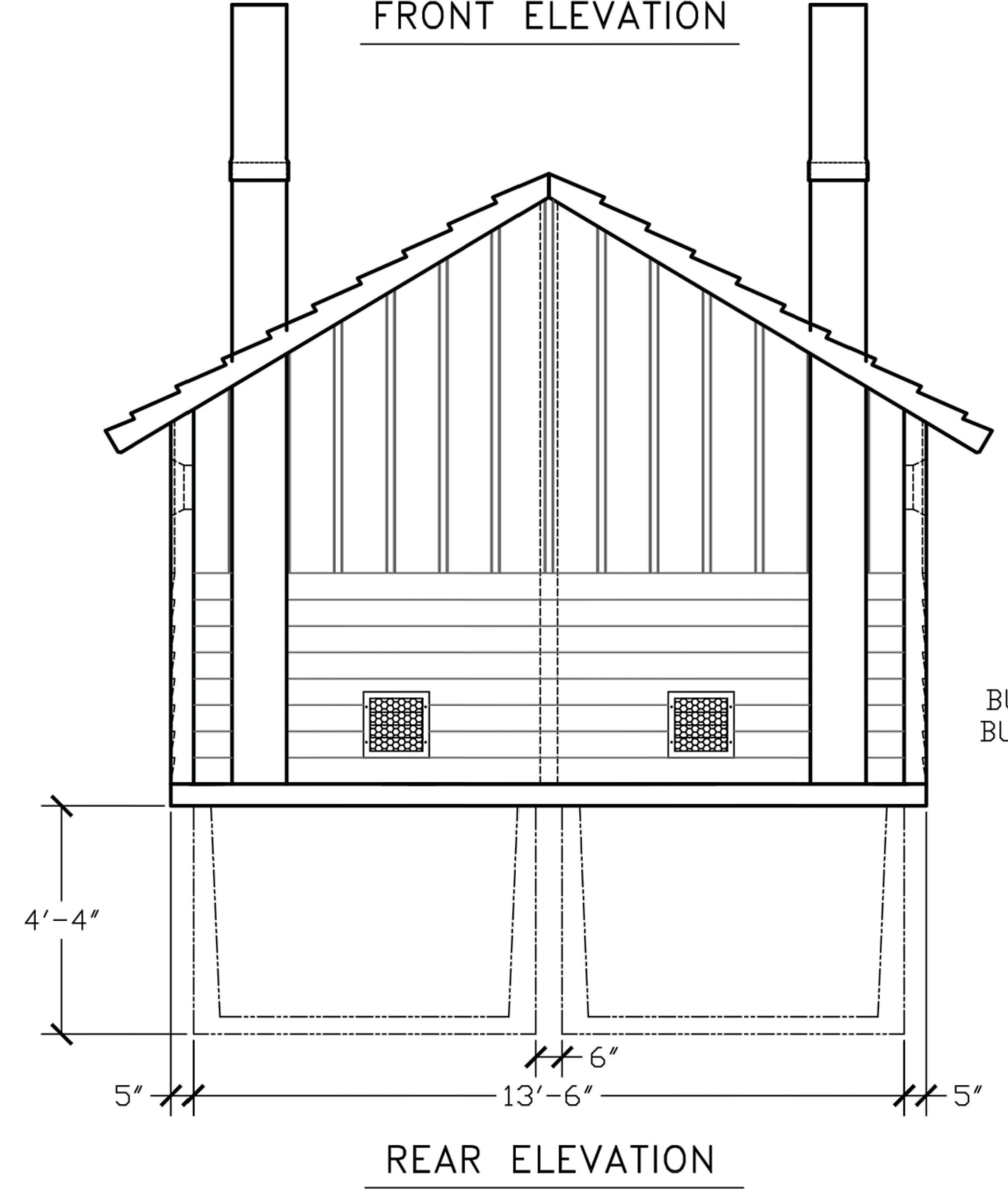
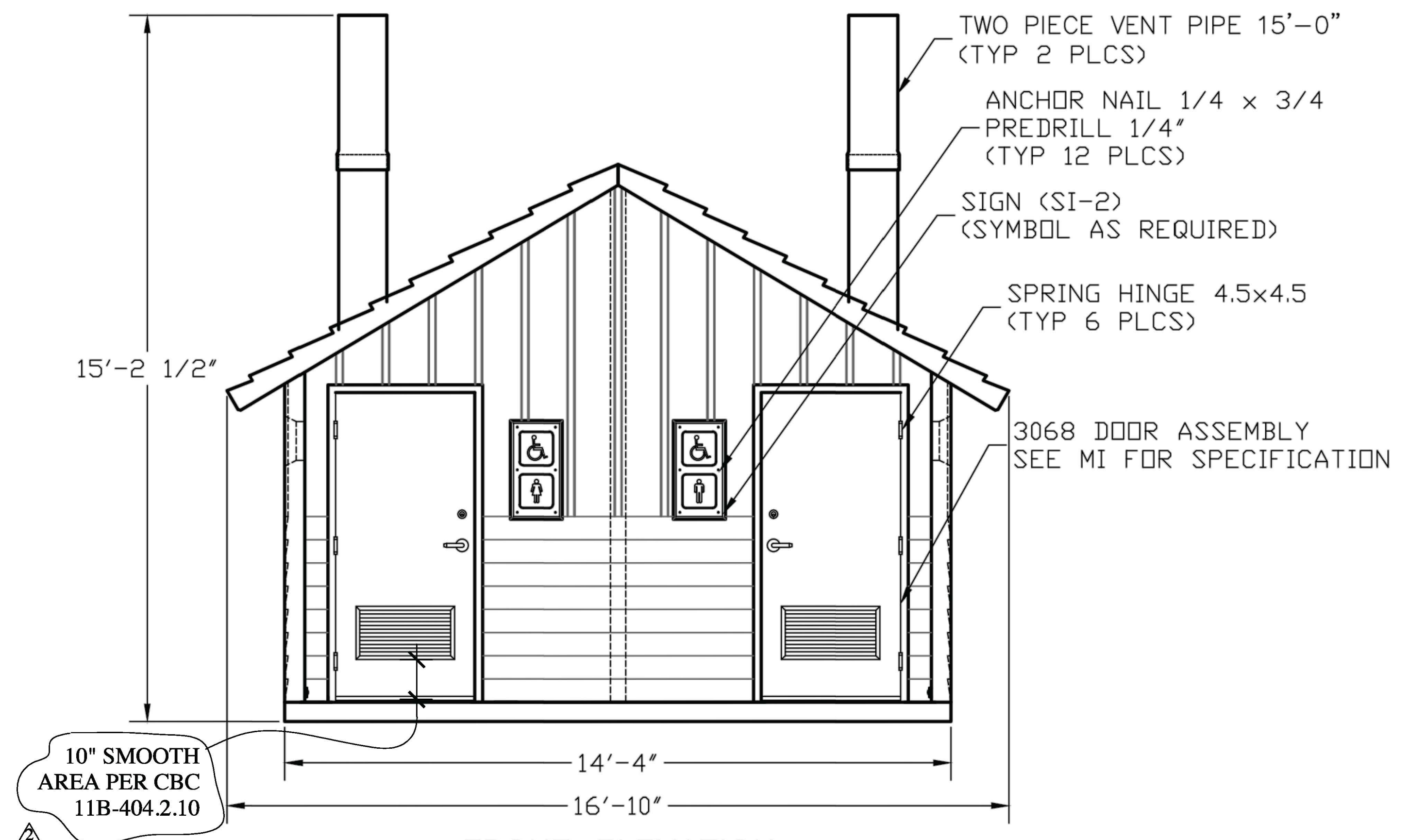
4 1/4"=1'-0" WEST ELEVATION



2 1/4"=1'-0" NORTH ELEVATION

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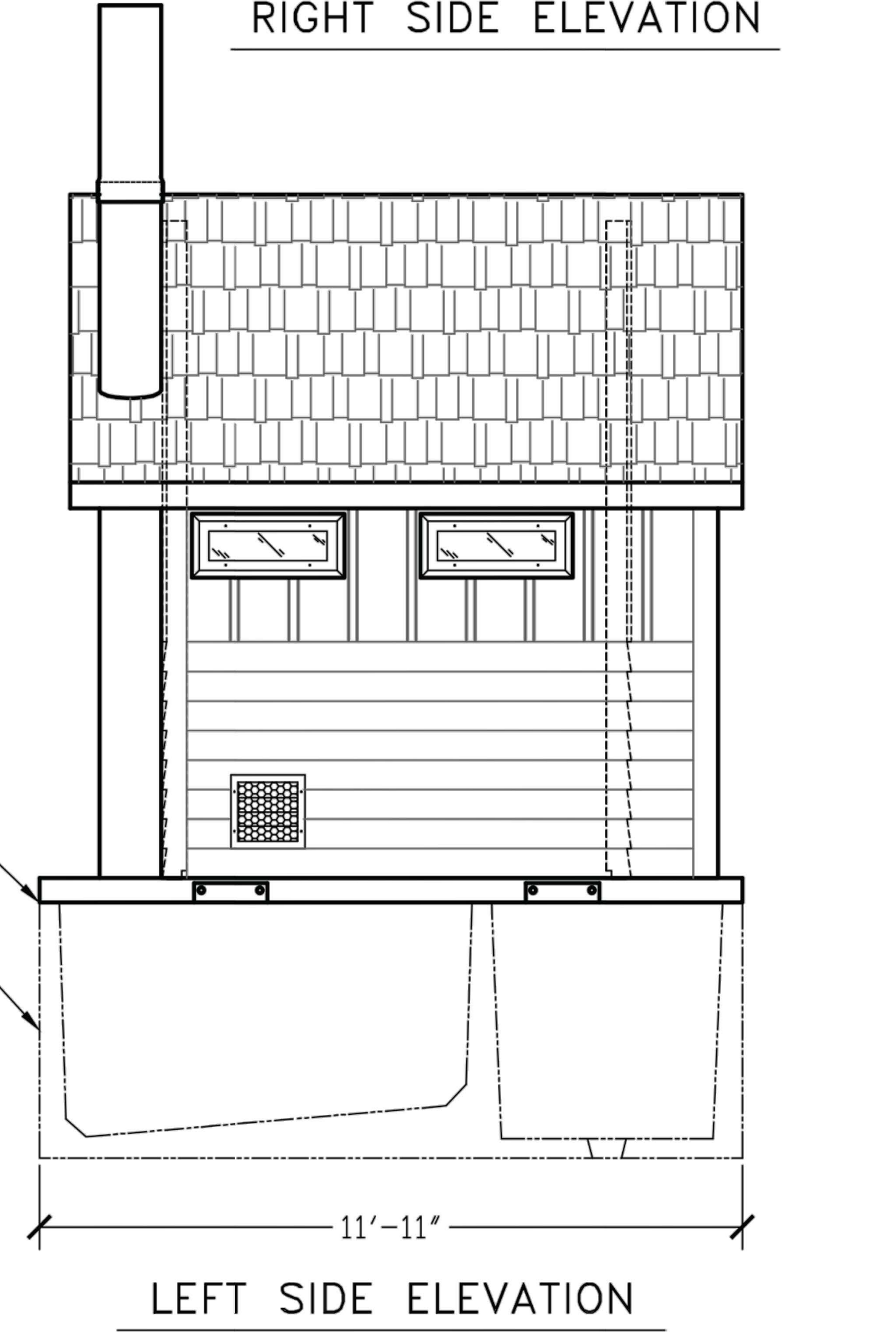
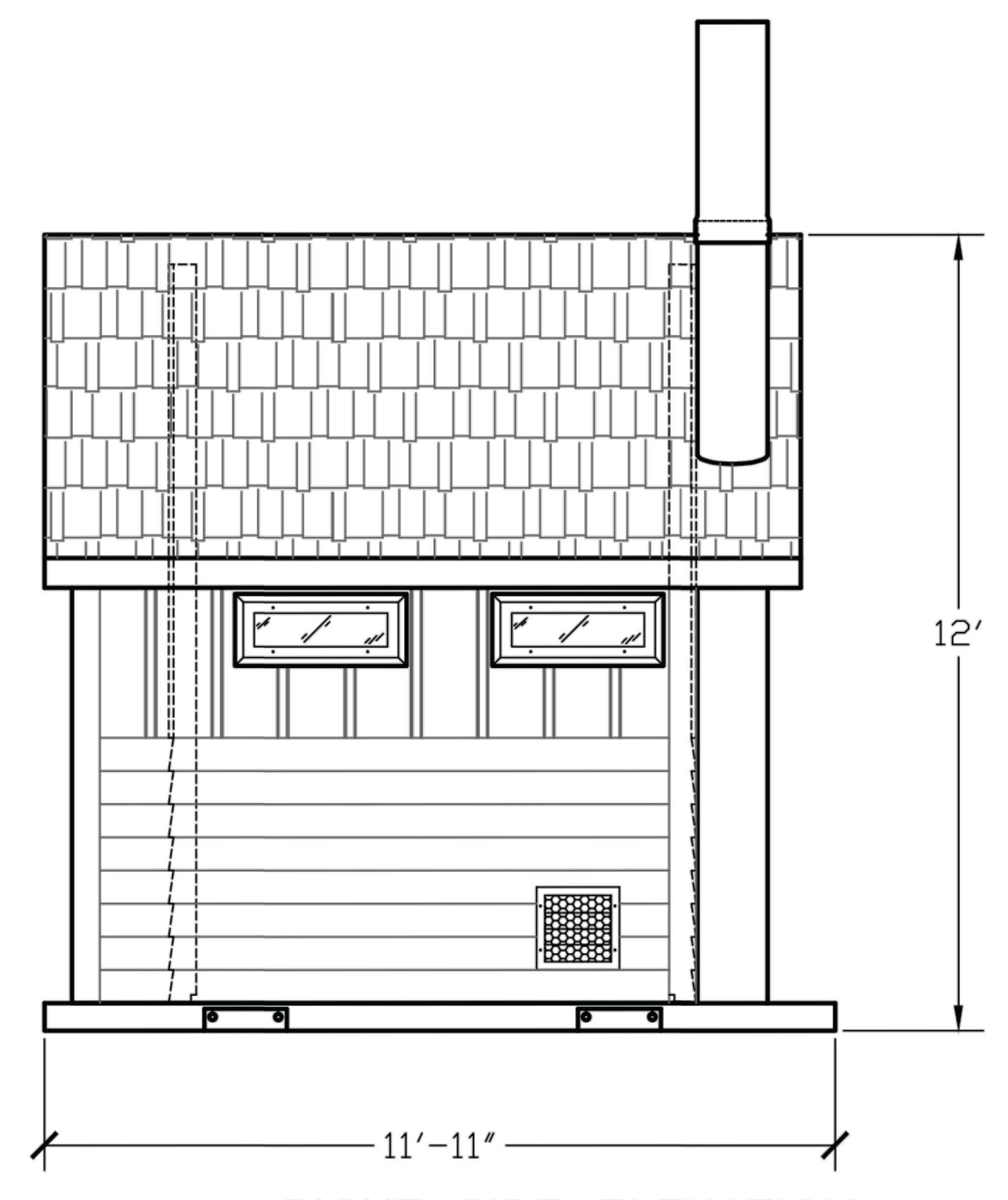
EMBEDDED MATERIALS			
ITEM	QTY	ITEM	QTY
SI-2	2		
VENT PIPE 12'-0"	2		
3068 DOOR ASSEMBLY	2		
ANCHOR NAIL 1/4x3/4	12		
SPRING HINGE 4.5x4.5	6		
VENT PIPE 3'-0"	2		
CU. FT. CONC.	SQ. FT. W.W.F.	APPROXIMATE WEIGHT	



FOR
REFERENCE
ONLY

BUILDING-TO-VAULT CONNECTION:
BUTYL TAPE ADHESIVE SEALANT-
SEE ATTACHED CUT SHEET.

VAULT 1 - TYP 2 PLCS
(SEE DWG #V1-1)



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PROJECT TITLE
DOUBLE CASCADIAN
CXT STANDARD BUILDING

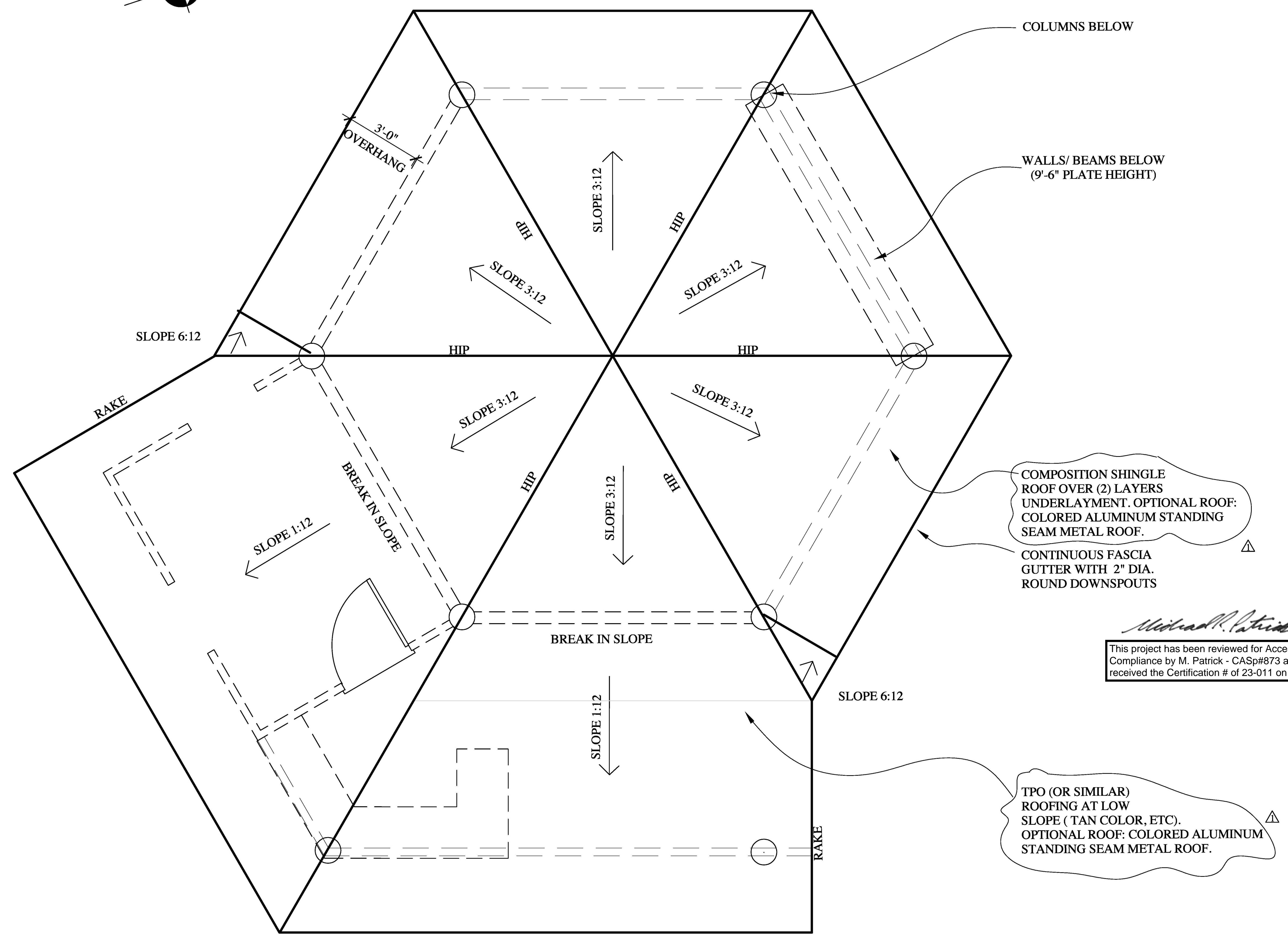
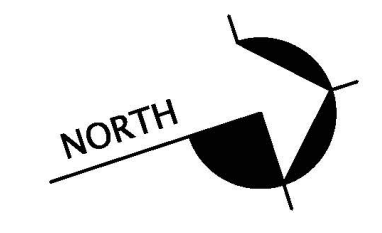
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CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	07-19-16
DRAWN	1/2"=1'-0"	FILE NO.	PD-DC02
CHECKED		PLOT	24

BUILDING ELEVATIONS		
DWG NO. DC-02	SHEET	REV.



COMPOSITION SHINGLE
 ROOF OVER (2) LAYERS
 UNDERLAYMENT. OPTIONAL ROOF:
 COLORED ALUMINUM STANDING
 SEAM METAL ROOF.
 CONTINUOUS FASCIA
 GUTTER WITH 2" DIA.
 ROUND DOWNSPOUTS

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TPO (OR SIMILAR)
 ROOFING AT LOW
 SLOPE (TAN COLOR, ETC).
 OPTIONAL ROOF: COLORED ALUMINUM
 STANDING SEAM METAL ROOF.

SITE, DRAINAGE & EROSION CONTROL NOTES:

1. THE FACES OF CUT & FILL SLOPES SHALL BE PREPARED & MAINTAINED TO CONTROL AGAINST EROSION. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICAL. NO GRADING TO OCCUR AFTER OCT. 15 OR BEFORE APRIL 15 UNLESS A WINTER GRADING PERMIT IS OBTAINED.
2. SOIL ADJ. TO THE FOUNDATION BE MAINTAINED WITH A SLOPE OF 1/2"/FT AWAY FROM THE FOUNDATION FOR A DISTANCE OF 5' - 0" MIN.
3. THOROUGH CONTROL OF RUNOFF IS ESSENTIAL TO THE LONG TERM PERFORMANCE OF THE PROJECT. RUNOFF MUST NOT BE ALLOWED TO SHEET FLOW OVER GRADED SLOPES. BERMS OR LINED V- DITCHES SHOULD BE CONSTRUCTED AT THE TOP OF SLOPES TO DIVERT WATER TOWARD SUITABLE COLLECTION FACILITIES.
4. FULL ROOF GUTTERS AROUND ALL EAVES. DISCHARGE FROM ROOF GUTTERS SHALL BE CONVEYED AWAY FROM DOWNSPOUTS BY A SPALSH BLOCK ON GRADE.
5. ALL EXPOSED SURFACES SHOULD BE PLANTED AS PRACTICAL AFTER DEVELOPMENT IN ORDER TO MINIMIZE FUTURE EROSION.
6. TEMPORARY SEED & MULCH AT ALL DISTURBED AREAS TO BE IN PLACE TO PREVENT EROSION. REVEGETATION: TEMP. GRASS SEED MIX OF 1/3 BLANCO BROME & 2/3 ROSE CLOVER, WITH 2" STRAW MULCH. PERMANENT: SITE TO BE REPLANTED WITH CALIFORNIA NATIVE & DROUGHT TOLERANT TREES, SHRUBS & GROUND COVERS.

CAL FIRE NOTES:

1. MIN. 4" IN HEIGHT ADDRESS NO'S VISIBLE FROM STREET, ON CONTRASTING BACKGROUND.
2. SMOKE / CO DETECTORS ARE REQUIRED TO BE HARDWIRED TOGETHER WITH BATTERY BACKUP.
3. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE FIRE DEPT. PRIOR TO INSPECTION.
4. THESE PLANS ARE IN COMPLIANCE WITH CALIF. BUILDING AND FIRE CODES 2022 AND CAL FIRE DEPT. DISTRICT AMENDMENTS.
5. OCCUPANCIES: U, NON SPRINKLERED, TYPE V-B CONST.
6. ROOF COVERINGS NOT TO BE LESS THAN CLASS "A"
7. JOB COPIES OF THE BUILDING PLANS SHALL BE AVAILABLE ON-SITE FOR INSPECTIONS.
8. SEE SITE PLAN FOR EXISTING HYDRANT
9. AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES, AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, INSPECTION OR OTHER SOURCE, AND TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER AND THE REVIEWING AGENCY.
10. FIRE DEPT. APPROVED KNOX BOX SHALL BE INSTALLED.
11. FIRE EXTINGUISHERS SHALL BE PROVIDED PER CODE.
12. A 30' CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE. EXCEPTIONS ARE SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.

Michael R. Patrick
 This project has been reviewed for Access Compliance by M. Patrick - CASp#873 and has received the Certification # of 23-011 on 6.19.23

PROJECT GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
2. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
3. CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY ALL DIMENSIONS AND CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT AND DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT IN WRITING.
4. GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF ANY REQUIRED PORTABLE FIRE EXTINGUISHERS.
5. DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
6. CONTRACTOR SHALL PROVIDE ALL CEILING OR WALL ACCESS PANELS, (OR ACCESS DOORS), AS REQUIRED BY THE A/C, PLUMBING AND ELECTRICAL SYSTEMS.
7. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
8. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACED REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
9. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, EQUIPMENT, AND ALL OTHER ITEMS REGARDING SAME.

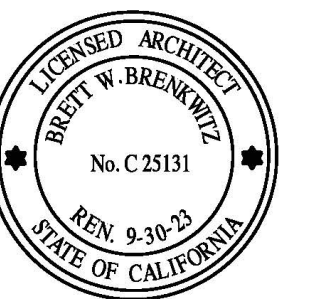
ROOF NOTES FOR STAGING BLDG:

1. COMPOSITION SHINGLE ROOF, COLOR: WEATHERED WOOD
- OPTIONAL ROOF: COLORED ALUMINUM STANDING SEAM ROOF
2. CONTINUOUS COPPER/ ALUMINUM GUTTER AT NEW ROOF AREAS.
3. ALL ROOF FLASHINGS TO BE COPPER/ ALUMINUM.
4. ALL GUTTERS TO BE DRAINED INTO DOWNSPOUTS AND DISCHARGED INTO SPLASH BLOCKS, TYP.

NOTES

REVISION:
 9-26-22
 5-30-23

DATE: 12-11-19



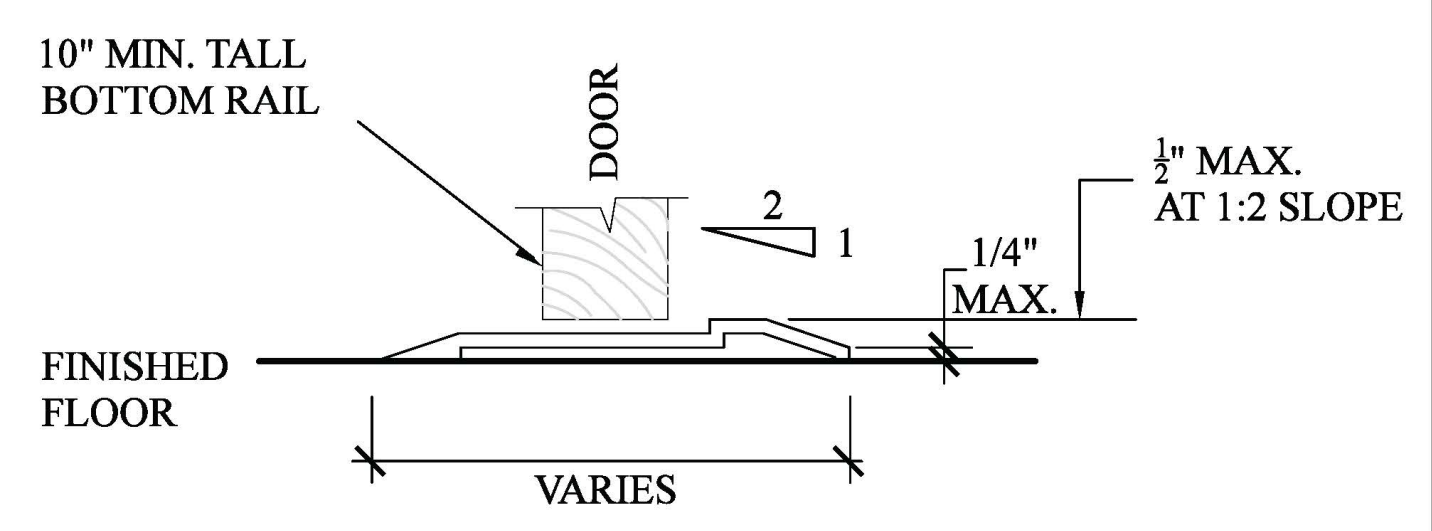
SCALE: NTS

SHEET NO.

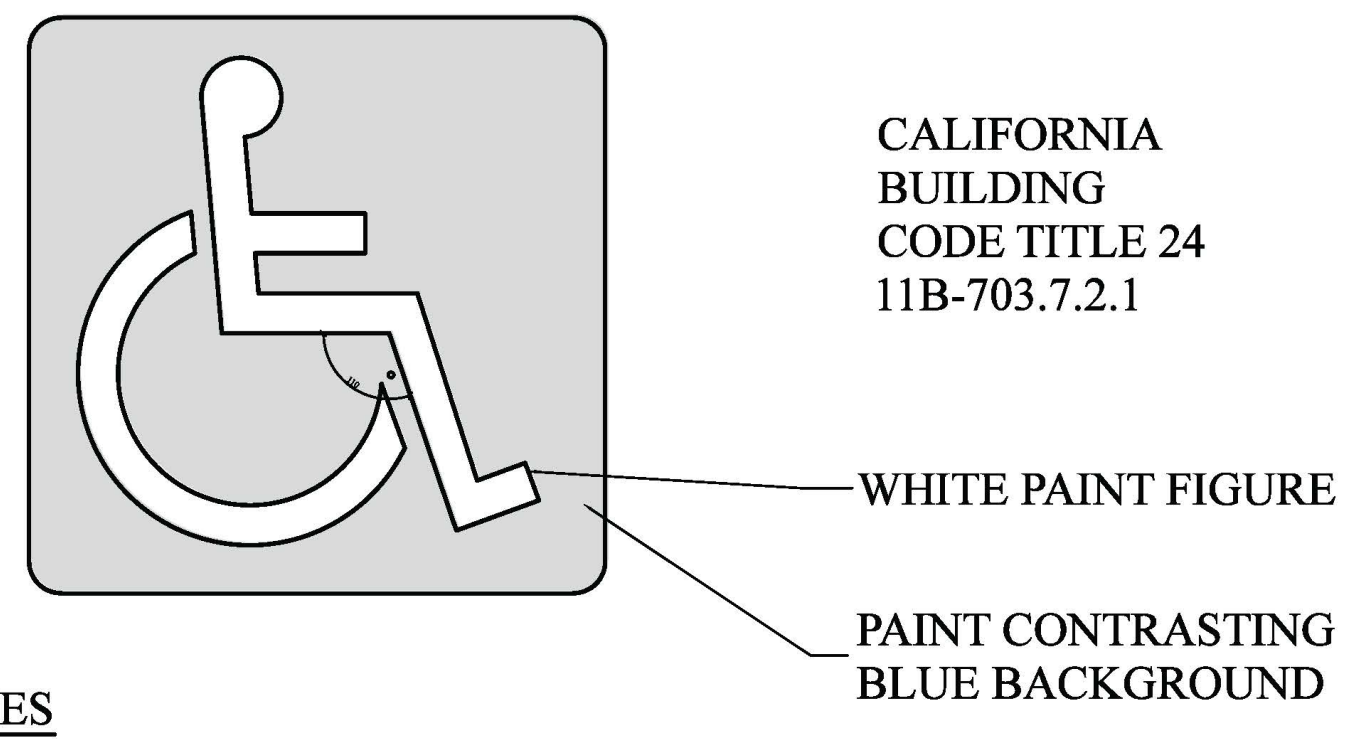
A-8

OF 15 SHEETS

Michael R. Patrick
 This project has been reviewed for Access Compliance by M. Patrick - CASp#873 and has received the Certification # of 23-011 on 6.19.23

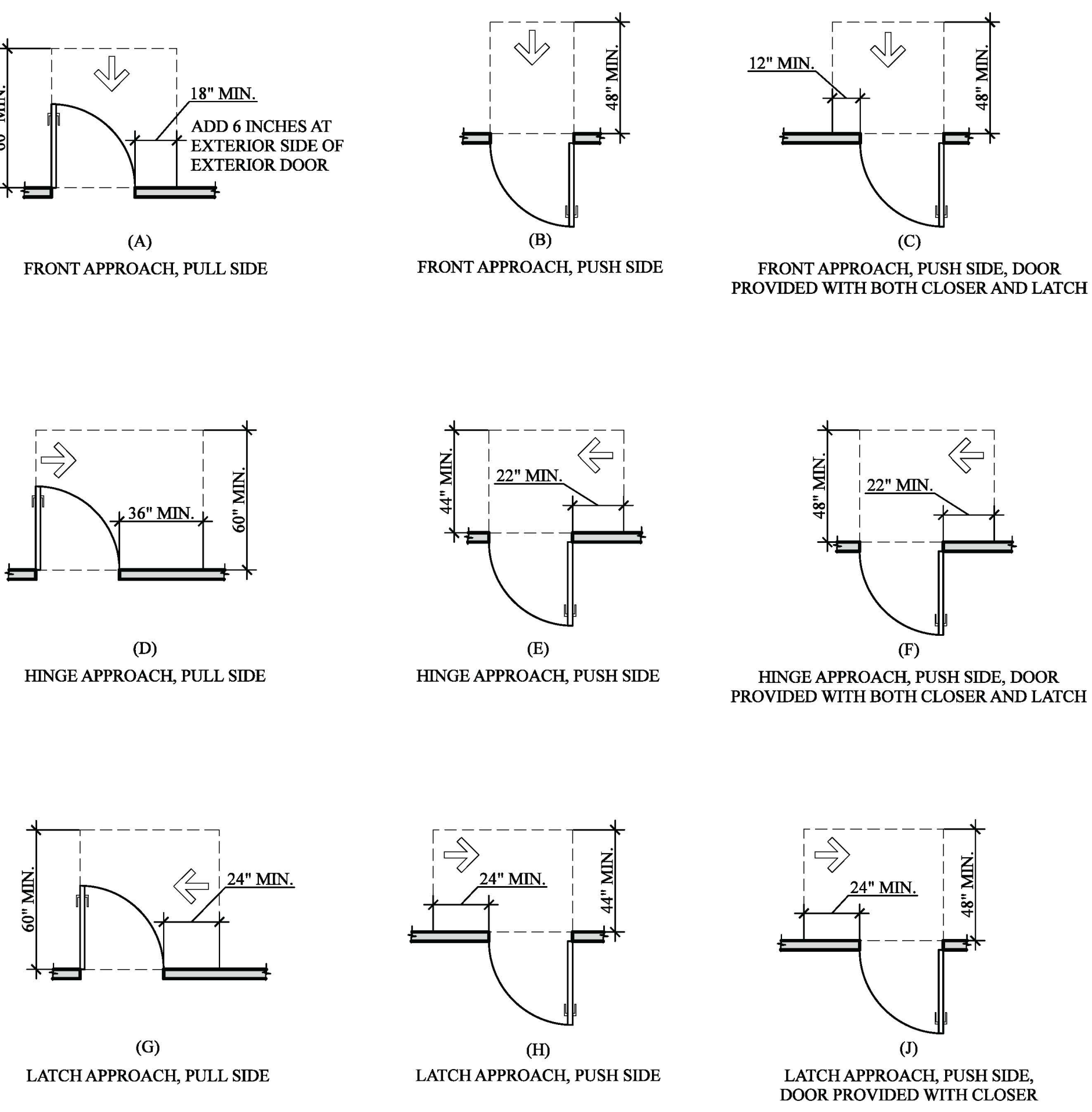


DOOR OPENING FORCES:
 -15 LBS. @ EXTERIOR DOOR
 -5 LBS. @ INTERIOR DOOR
 (NOT A FIRE DOOR).



NOTES
 A. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

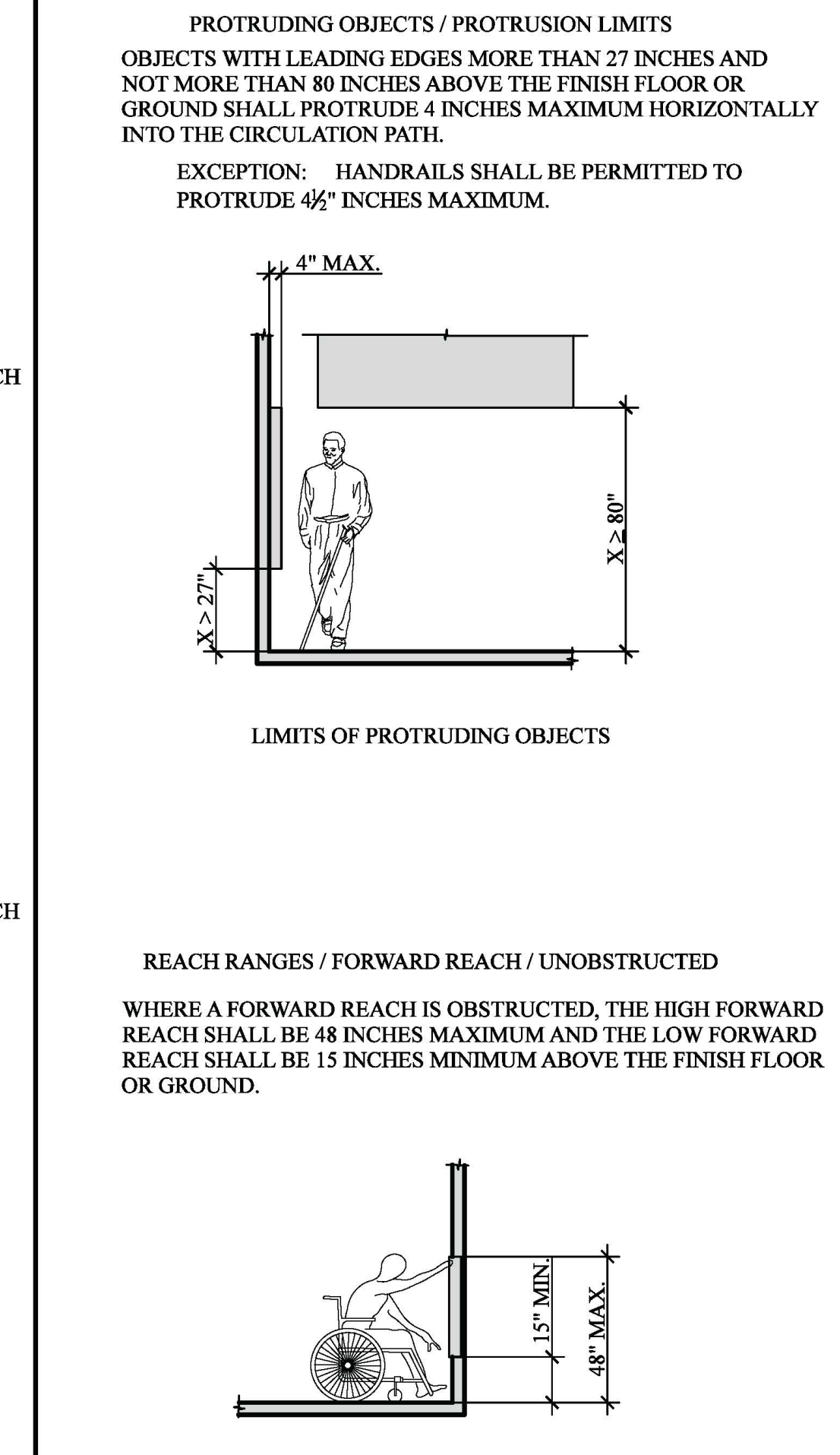
8 NTS ACCESSIBLE DOOR DETAIL



MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

4 1/4"=1'-0" MANEUVERING CLEARANCES DETAILS

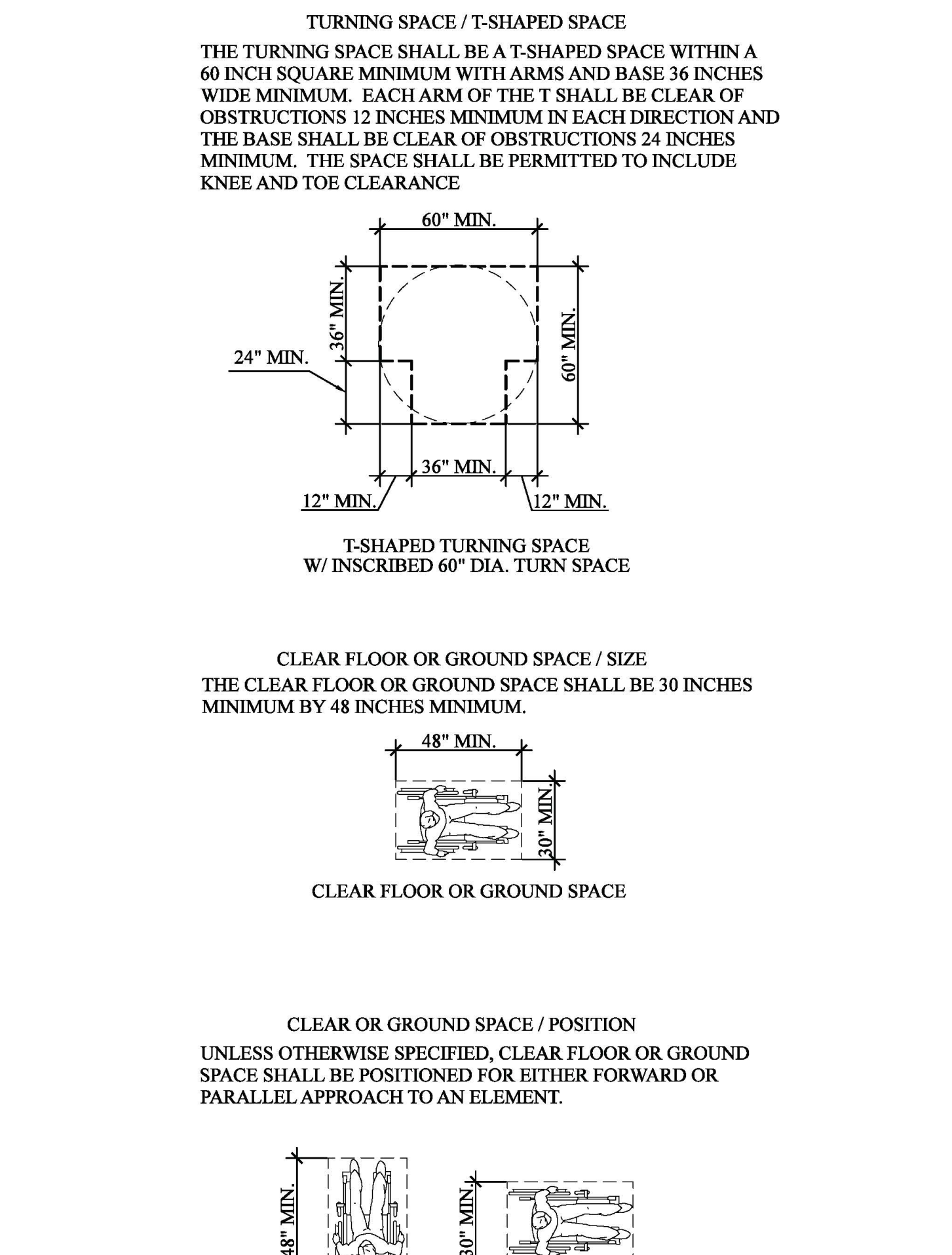
9 NTS SYMBOL OF ACCESSIBILITY



UNOBSTRUCTED FORWARD REACH

3 1/4"=1'-0" PROTRUDING / REACHING DETAIL

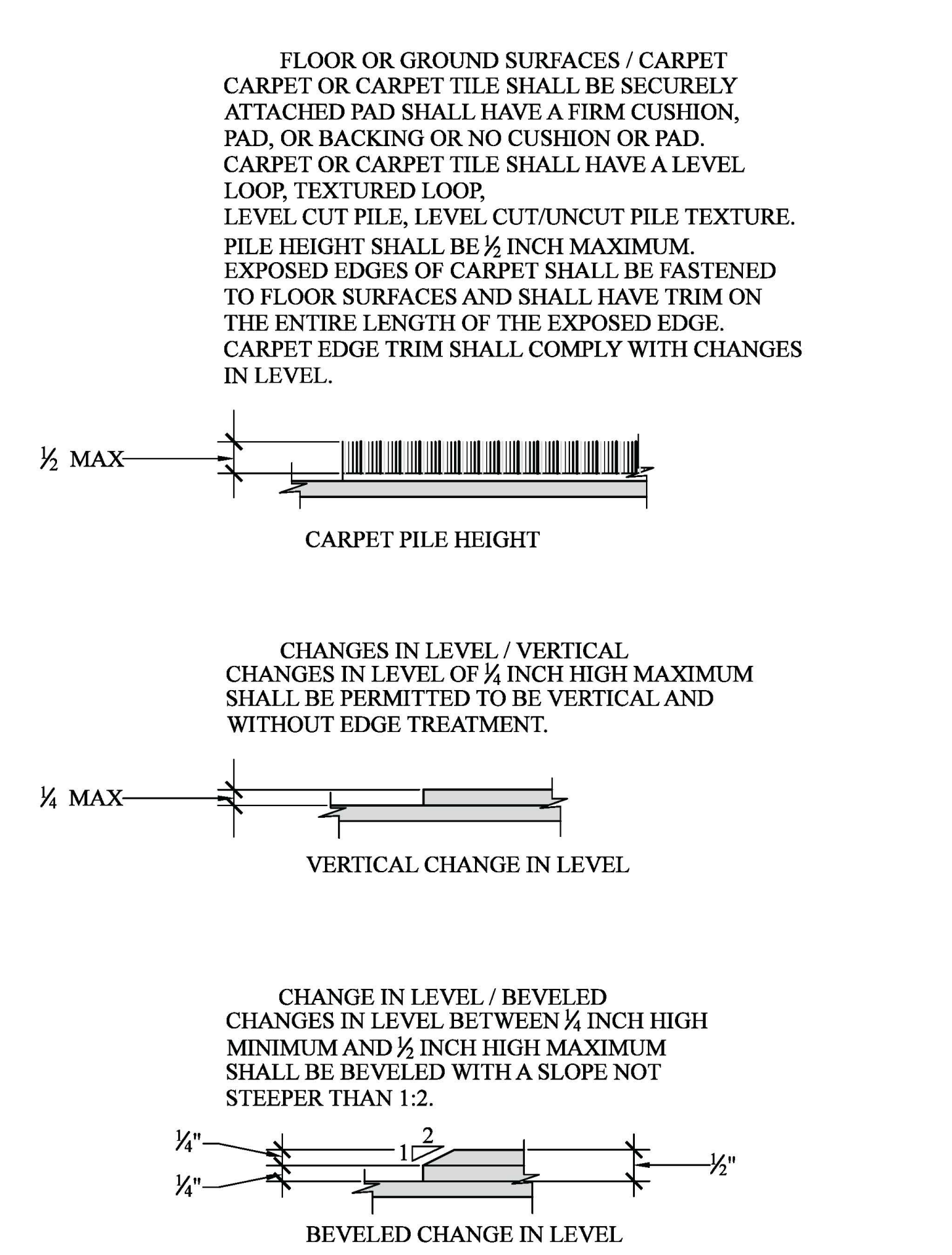
6 NTS TOILET ROOM DOOR SIGNAGE



POSITION OF CLEAR FLOOR OR GROUND SPACE

2 1/4"=1'-0" CLEAR FLOOR GROUND SPACE DETAIL

5 1/4"=1'-0" MANEUVERING CLEARANCE DETAILS



BEVELED CHANGE IN LEVEL

1 6"=1'-0" FLOOR GROUND SURFACE DETAIL

DOORWAYS WITHOUT DOORS OR GATES, SLIDING DOORS, AND FOLDING DOORS
 DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE A.

MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS, AND FOLDING DOORS

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCE	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND STOP / LATCH SIDE UNLESS NOTED)
FROM FRONT	48 INCHES	0 INCHES
FROM SIDE ¹	42 INCHES	0 INCHES
FROM POCKET / HINGE SIDE	42 INCHES	22 INCHES ²
FROM STOP / LATCH SIDE	42 INCHES	24 INCHES

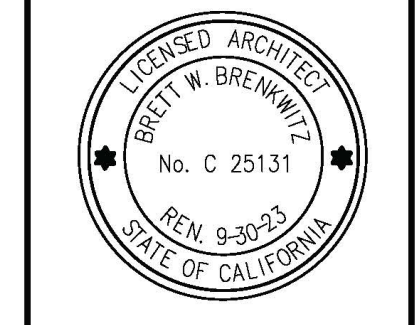
1. DOORWAY WITH NO DOOR ONLY.
 2. BEYOND POCKET / HINGE SIDE.

TABLE A

MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, GATES, AND FOLDING DOORS

REVISION:
 2-20-23

DATE: 9-26-22

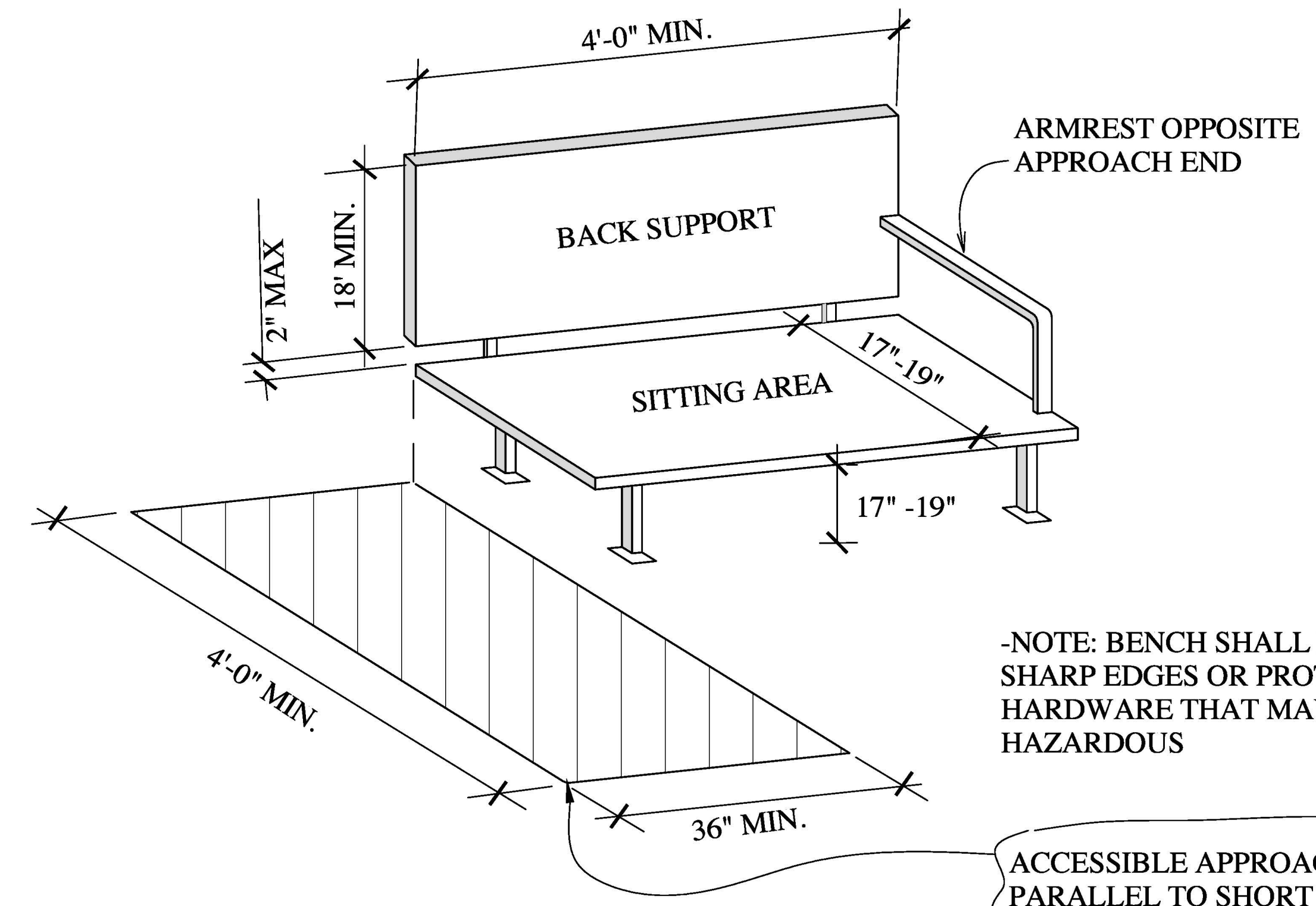
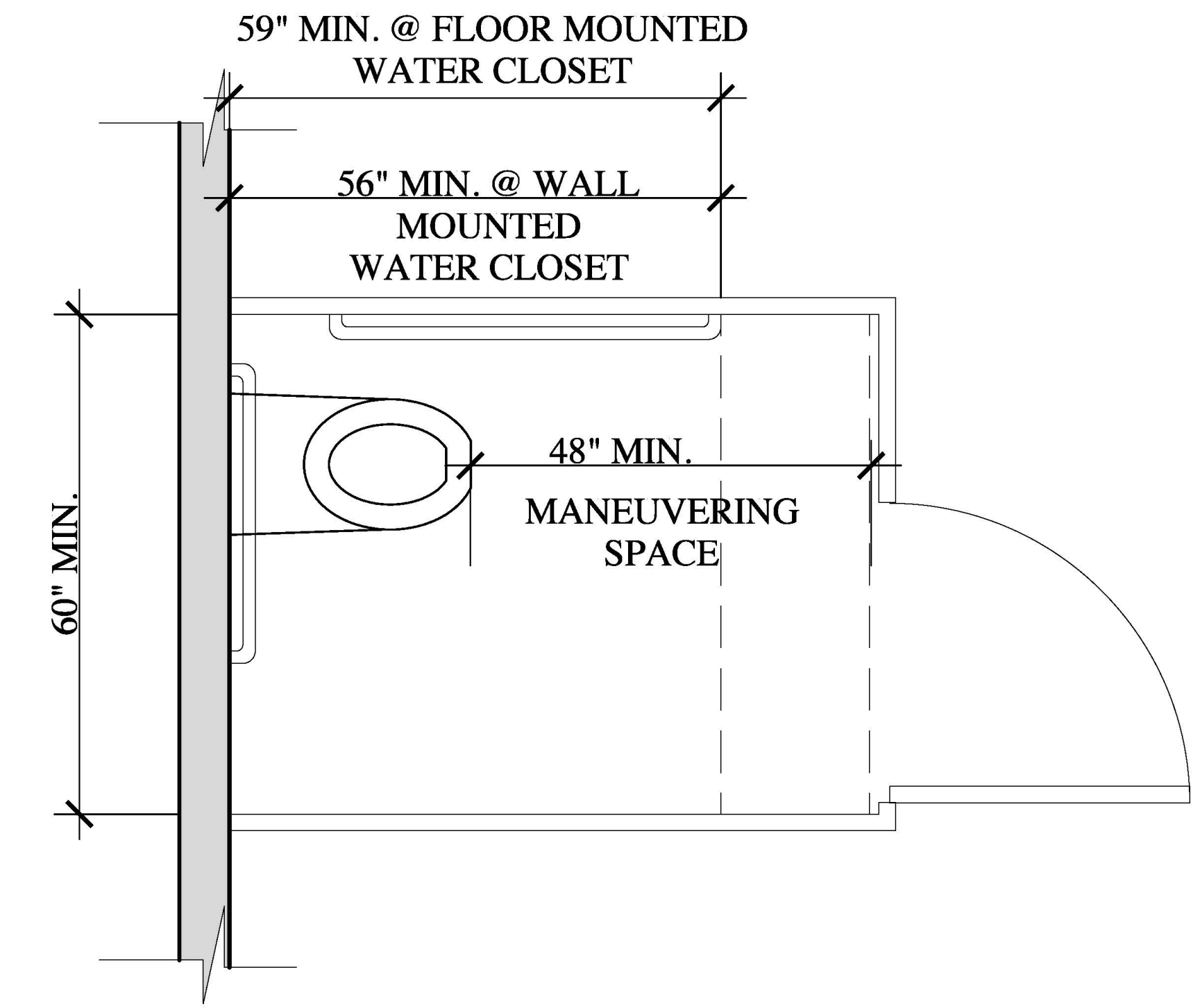


SCALE: SEE DWG.

SHEET NO.

A-9

OF 15 SHEETS

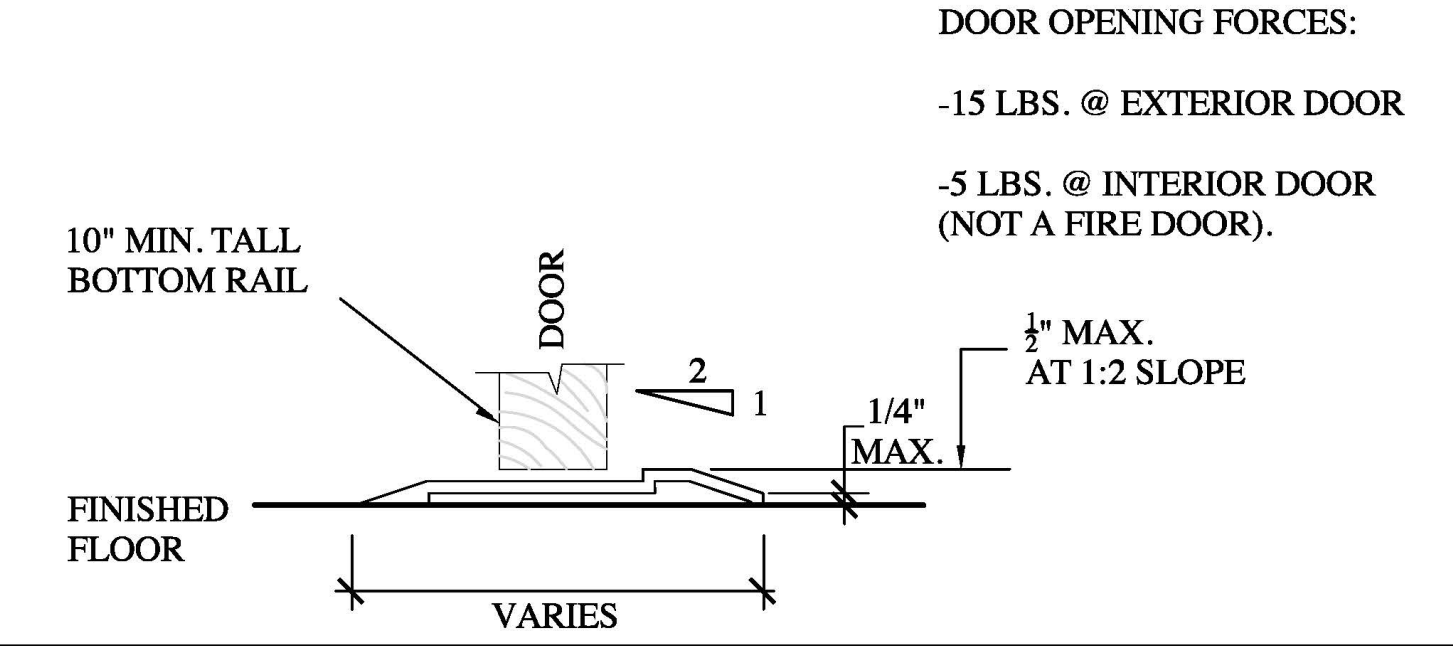
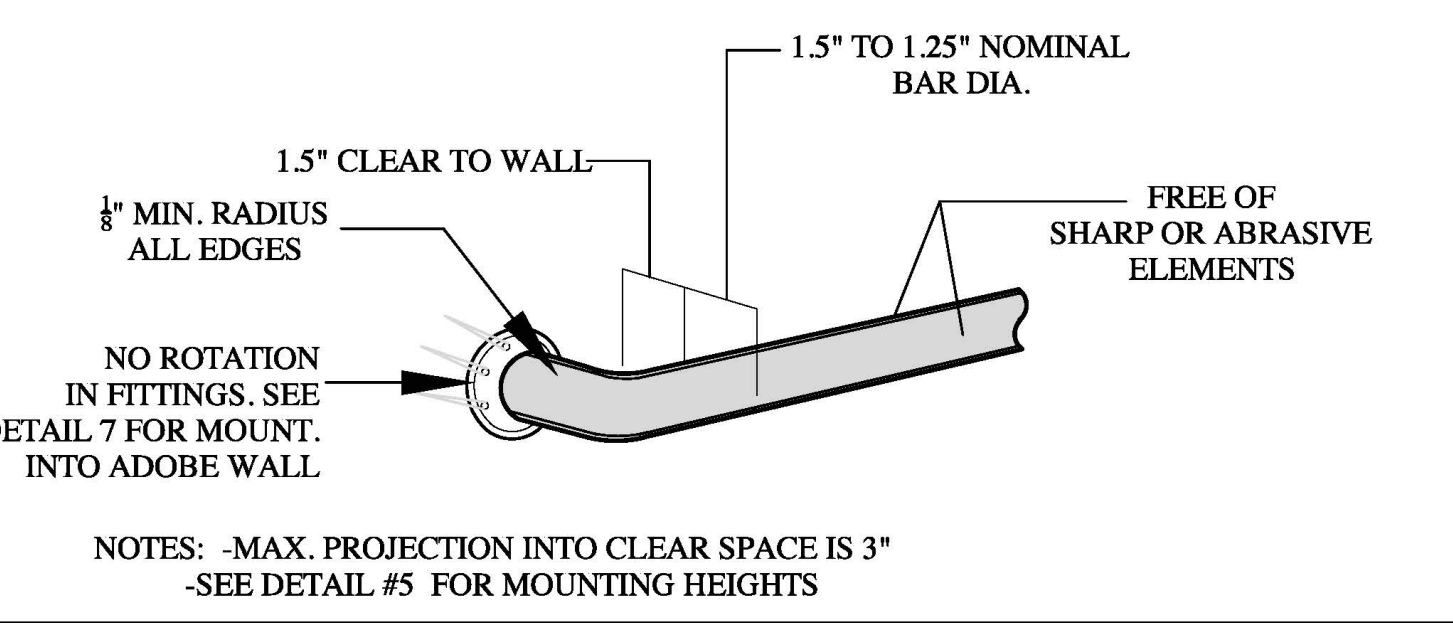
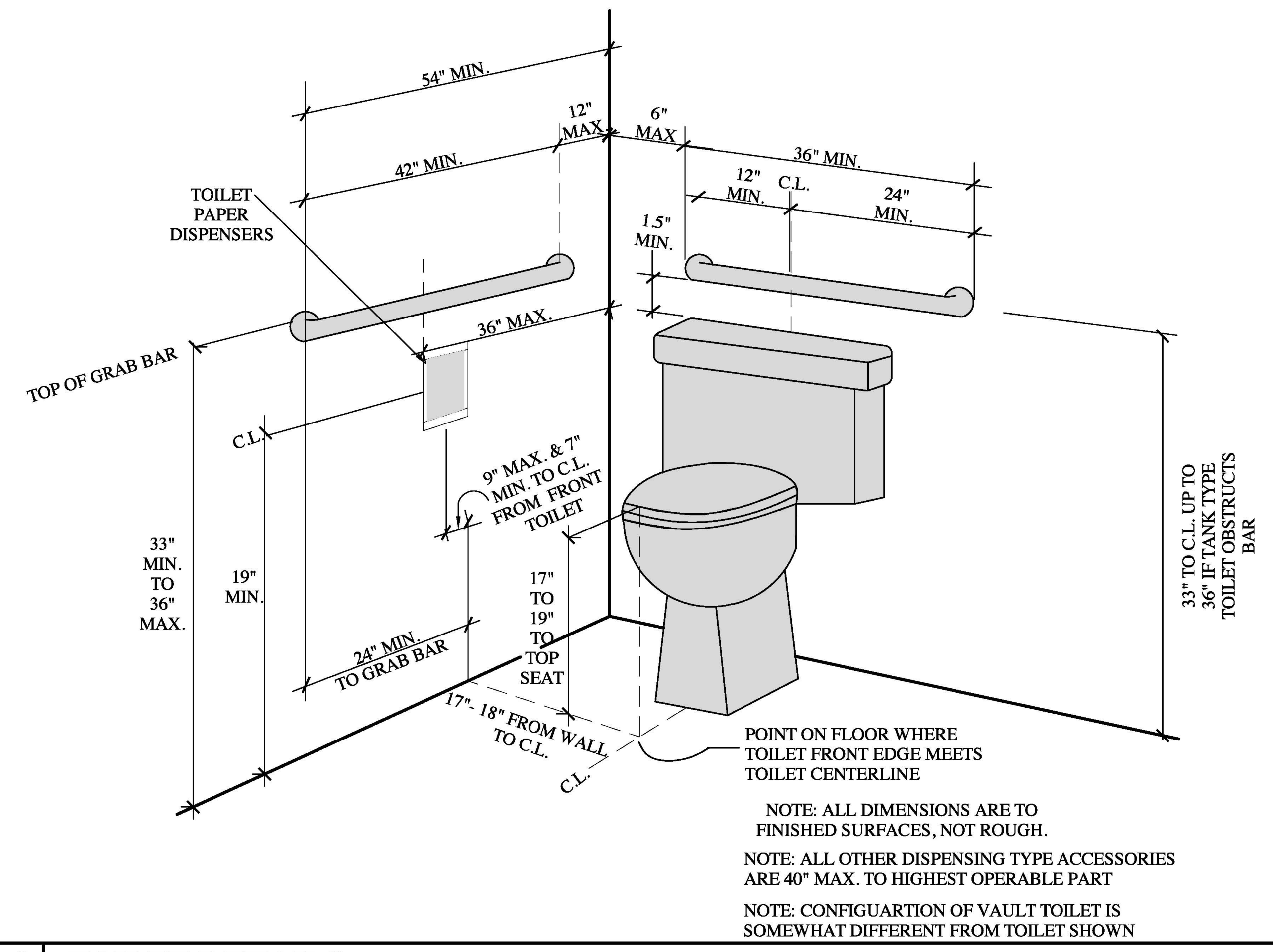


-NOTE: BENCH SHALL BE FREE OF SHARP EDGES OR PROTRUDING HARDWARE THAT MAY BE HAZARDOUS

ACCESSIBLE APPROACH PARALLEL TO SHORT END. CLEAR AREA: 2% MAX. SLOPE ANY DIRECTION, AND SHALL ADJOIN AN ACCESSIBLE ROUTE (CSPAG SECTION 20, II C.)

6 3/4"=1' TOILET ROOM CLEARANCES

4 NTS ACCESSIBLE FIXED BENCH



3 3"=1'-0" GRAB BAR DETAIL

2 3"=1'-0" THRESHOLD DETAILS

Michael Patrick

This project has been reviewed for Access Compliance by M. Patrick - CASp#873 and has received the Certification # of 23-011 on 6.19.23

5 N.T.S. TOILET DETAILS

1 NTS BLANK

REVISION:
 2-20-23
 5-30-23

DATE: 9-26-22



SCALE: See DWG

SHEET NO.

A-10

OF 15 SHEETS



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

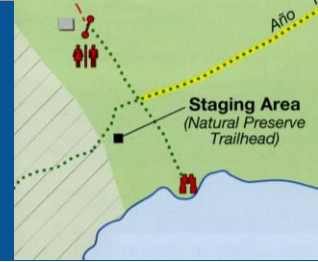
ATTACHMENT D



Año Nuevo State Park

Staging Area

Planning and Development



Prepared by:

Año Nuevo State Park
Santa Cruz District

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

March 2020

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Location	p.4
Site History	p.6
Benefits of Staging Area	p.8

Planning and Development

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Staging Area Building Renovation	p.10
Existing Architect Drawings.....	p.12
Proposed Architect Drawings.....	p.14

Restroom Upgrade

Restroom Renovation	p.18
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BACKGROUND



Overview

The Staging Area at Año Nuevo State Park is a strategic wayside interpretive station that marks the official visitor entrance to the Año Nuevo Coast Natural Preserve. The facility houses interpretive exhibits, benches for resting, a natural preserve entrance sign, trash/recycling containers, restrooms and nearby views of the coastline and surrounding meadows. When occupied by parks staff or docent volunteers, the staging area expands its interpretation by providing hands on interpretive items along with information from the staff/docent.

In addition to its interpretive elements, the Staging Area also acts to restrict access into the natural preserve with a maintained gate and posted regulations. Staff stationed there also are able to increase park communication with passing visitors and improve radio contact with staff stationed further out at the elephant seal viewing areas.

Currently the Staging Area is in need of repairs and enhanced features to better serve the park and its visitors. The current structure and layout has existed since 1988 and it has reached its lifespan. Since then many things have changed in regards to the park, the staff, and the visitors prompting a needed upgrade to the Staging Area and the accompanying restrooms.

Location





The Staging area is located .9 miles from the parking lot on the Año Nuevo Point Trail.



Site History

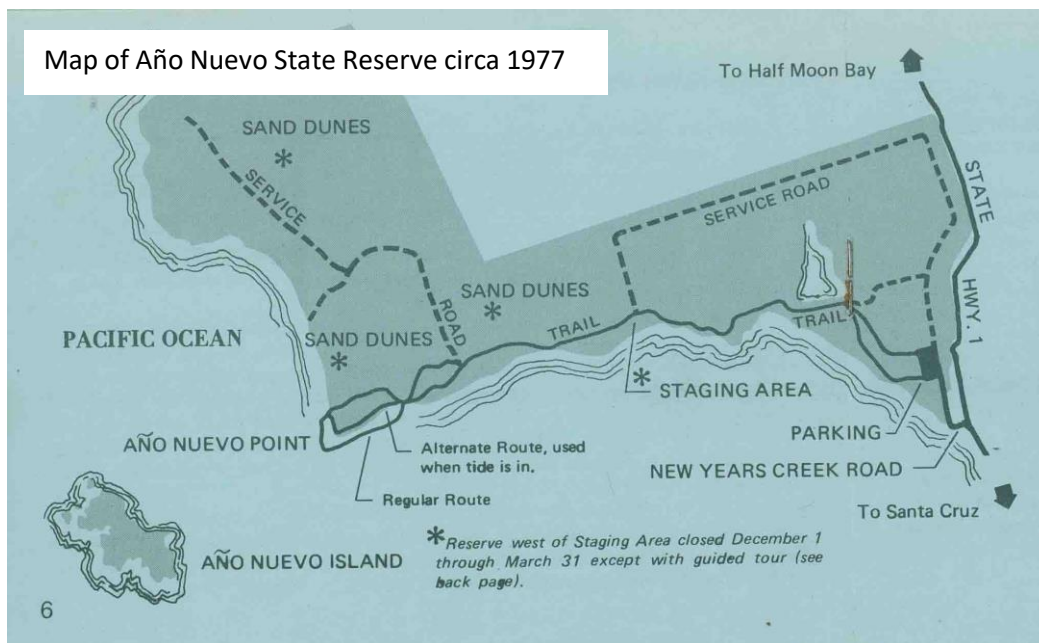
The Staging Area facility has been upgraded a few times throughout the parks history. The site, located at the start of the dune field along the Año Nuevo Point Trail, was formed alongside the creation of the elephant seal guided walk program in 1974. Ever since then guided walks have begun and ended at that point facilitating 1.5 million visitors on over 100,000 guided walks.



In the beginning the staging area consisted of just a sandy spot on the trail. The trail original trail ran closer to the edge of the coast after leaving the pond along the old ranch road.



By the 1970's benches, interpretive signs, and a podium had been installed for use by the public and staff. It was around this time that the whale occipital bone also was brought in for display. The new features provided interpretive opportunities to visitors while they waited for their guided walk to begin.





The first building came in during the 1980's and provided shelter and storage for the Staging Area. The occipital bone was moved and table was provided for interpretive items. This likely gave way to the birth of the skull collection that is now so popular with visitors.



The current Staging Area building was built by volunteer J. Thomas around 1988 and has changed little since then. A office/storage room was installed with an adjoining covered exhibit space highlighting the local marine mammals. A long bench was also installed to display interpretive items on top of a wooden deck.

Benefits of Staging Area

Visitor Benefits

- *Hands on interpretive materials
 - Skulls are a highlight for both visitors and docents
 - Whale vertebrate also a highlight
- Opportunity to talk to a docent
- Interpretive exhibits
- Benches to rest on
- Place for groups to gather and regroup.
- Trash and recycling
- Nearby Overlook



Volunteer/Staff Benefits

- Interactive interpretation with visitors arriving and departing preserve
- Work with skulls and other hands on interp items.
- Sheltered location
- Near bathrooms
- Shorter distance than Point
- Using a stool to sit
- Small library to learn and identify wildlife.



PLANNING AND DEVELOPMENT



Goals and Objectives

MAIN GOAL

The Staging Area will serve as a welcome station to the Año Nuevo Coast Natural Preserve.

SUB-GOALS

- Provide year-round **interpretation** and regulation information for park visitors through signage and exhibits.
- Provide a **facility** for volunteers and staff to deliver interpretation and general park orientation.
- Provide a structured and identifiable **entrance** to the natural preserve.
- Provide select park **services** - benches, bathrooms, trash/recycling.

Staging Area Building Renovation

PROPOSED IMPROVEMENTS

The Año Nuevo Staging Area has become an important part of the park operation and visitor experience. Although the facility has changed very little since it was built, many aspects of the operation, landscape and interpretive strategies surrounding it has. Overall, the design of the current staging area will be kept.

Expanded Shelter – The most significant upgrade to the staging area will be its dimension. The new site plan will expand the covered exhibit area by as much as three times its current footprint.

Meeting Area – The expanded area will allow visitor groups of up to 20 people (the standard size of guided walk) to assemble in a sheltered location inside the exhibit area. Not only will the entire group be protected from rain or sun, the group will be able to form a circle and focus their attention on receiving directions or interpretation from a staff member or docent. As it stands now, it is impossible to fit a full size group underneath the shelter of the staging area. The groups that do squeeze in only fit in clumped together making it difficult to attract the full attention of all the visitors.



Rain - Providing additional shelter for visitors is also desirable. For rain, the Staging Area is the only place outside of the visitor center where visitors can stay dry. By expanding the size of the shelter provided by the staging area, we can provide more space for visitors to escape the rain.

Sun - The Monterey Pine trees located adjacent to the staging area are not expected to last forever and when they die there will be no other shade in the area except what the staging area provides. Visitors could potentially spend over an hour within the Natural Preserve with no relief from the sun. Observations of visitors returning from the preserve show that they head immediately for shade relief.

Office – Although the staging area office is not in need of expansion, it does require a new storage system. One of the key aspects of the office, this room provides space to securely store interpretive items used for hands on display by staff and docents. Upgrading the shelves and cabinets would greatly benefit the interpretive items by keeping them safe and clean.

Hands On Display Table – One of the interpretive highlights of the staging area is providing hands on items for visitors to view, touch and ask questions about. For example the native skulls exhibit is quite popular. Currently a small 1 x 4 foot display table is built into the deck of the office. It is recommended that this display area be expanded to provide more space for interpretive items and designed so that the staff/docent individual can access the tables efficiently. A U-shape design is projected.

Display Table Shelter – To protect visitors engaging with the display tables, an extended roof section is recommended. This roof will cover the area that the staff/docent typically operates at and will include the area immediately around the display tables to encompass interested visitors.



Additional Lighting – The side entrances to the main exhibit area will be redesigned to be more open and let in more natural sunlight. Currently there is some siding forming an arch entrance on both sides. Sky lights may be introduced in the roof.

Sheltered Seating – Some bench seating is proposed for visitors to sit within the shelter of the staging area.

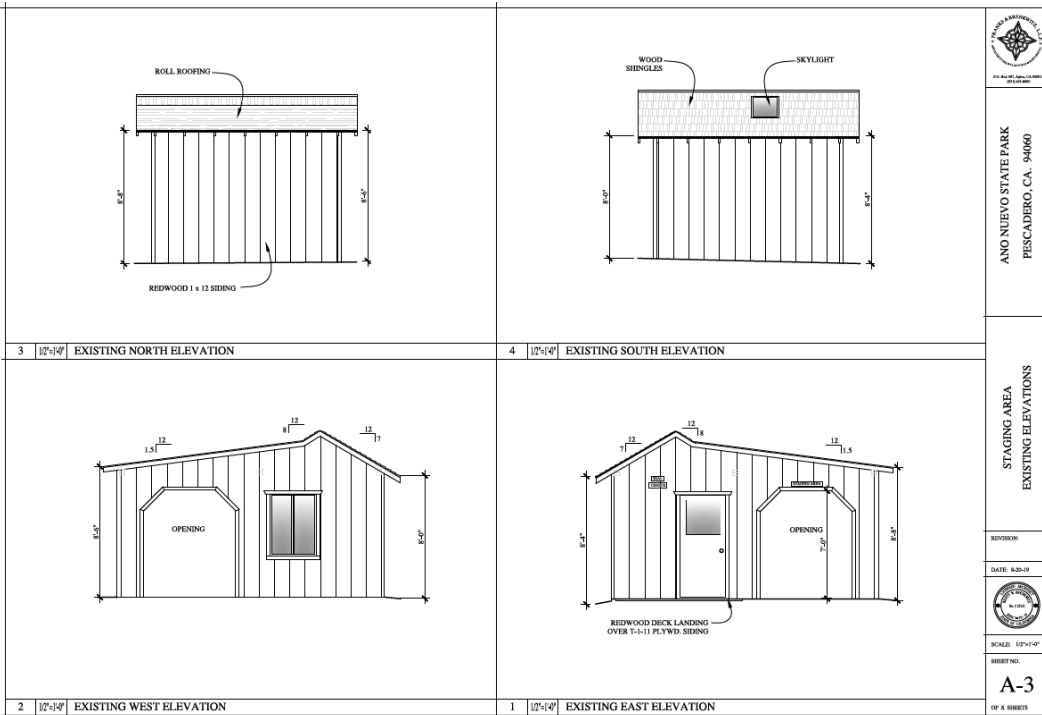
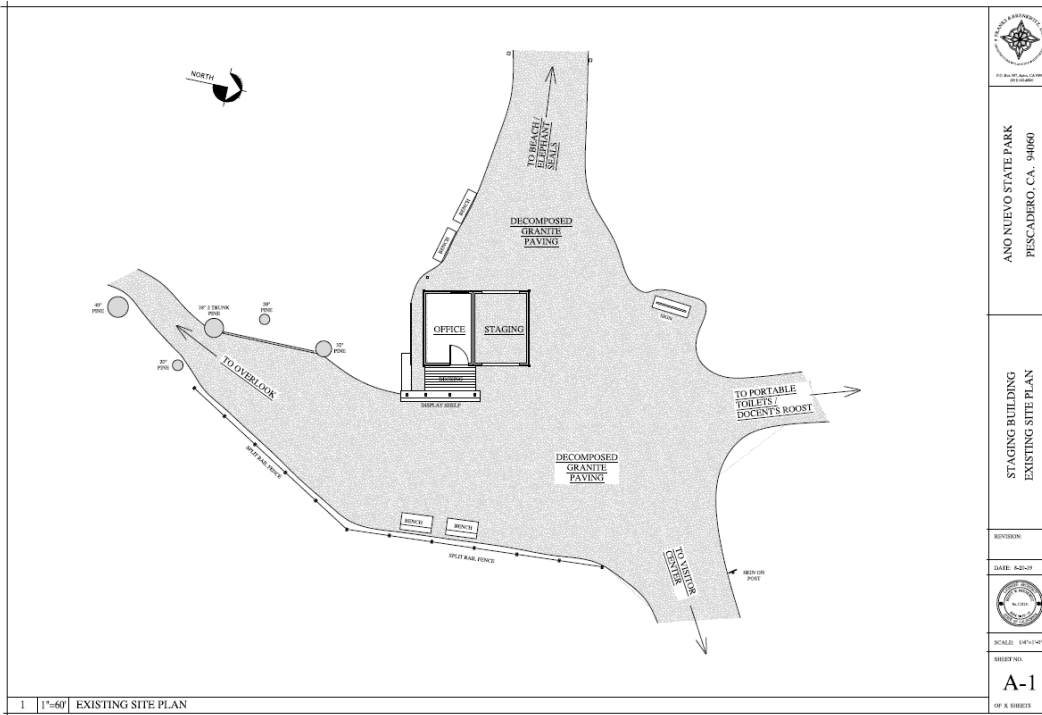
New Exhibits – The expanded footprint of the exhibit area will allow more room for exhibits. All interpretive exhibits will be upgraded and will include interpretation on the local marine mammals, the Año Nuevo Natural Preserve with map, the native Quiorste people, and a possible exhibit on the Año Nuevo Light Station.

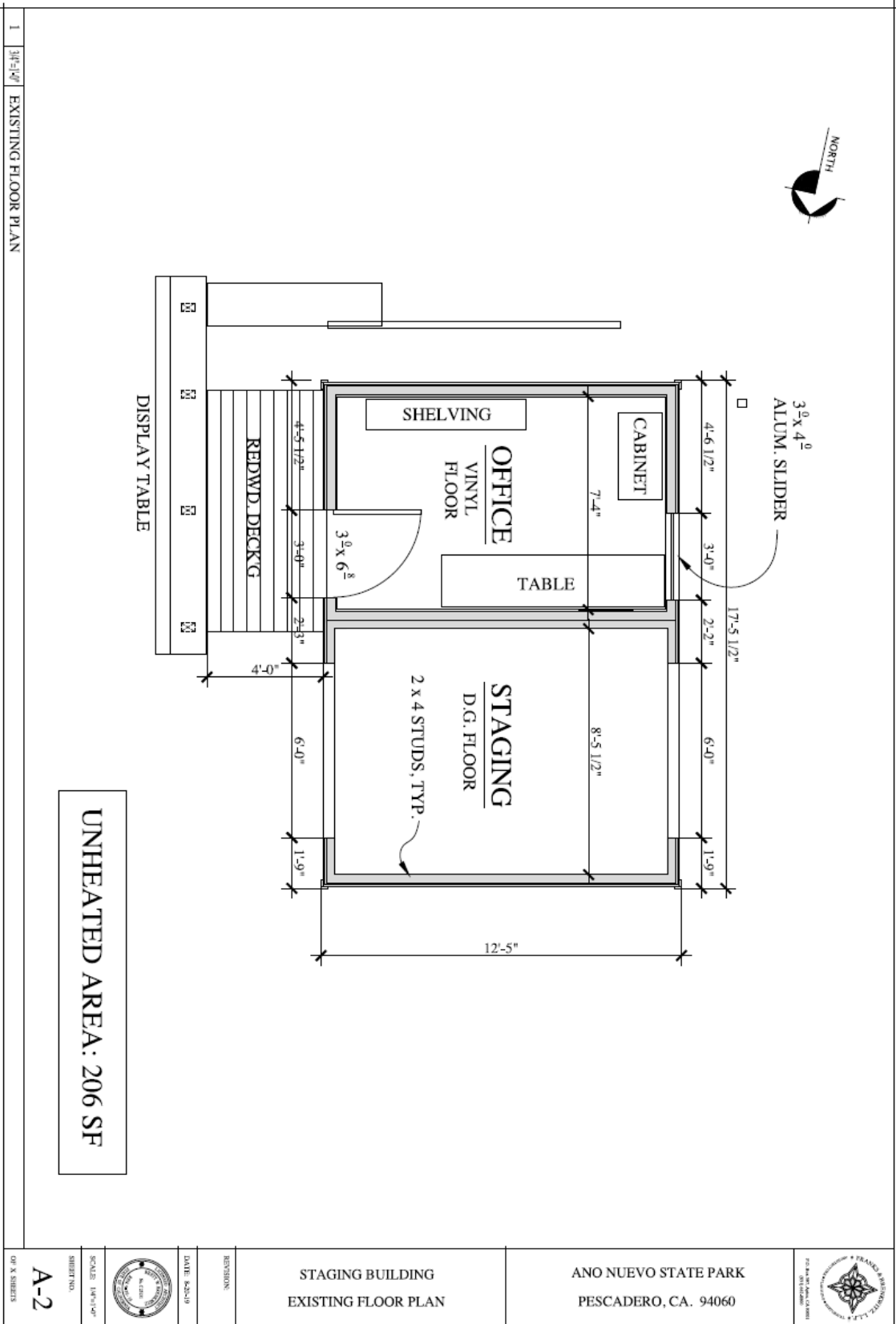


Restroom Upgrade – Located next to the staging area is a small shed housing two portable bathroom units. Each year these bathrooms struggle to serve park visitors as they are frequently filled to capacity with bad ventilation. Maintenance staff are not always able to service these restrooms in a timely manner. Newer and more modern bathrooms would be a welcome relief to visitors and park staff.



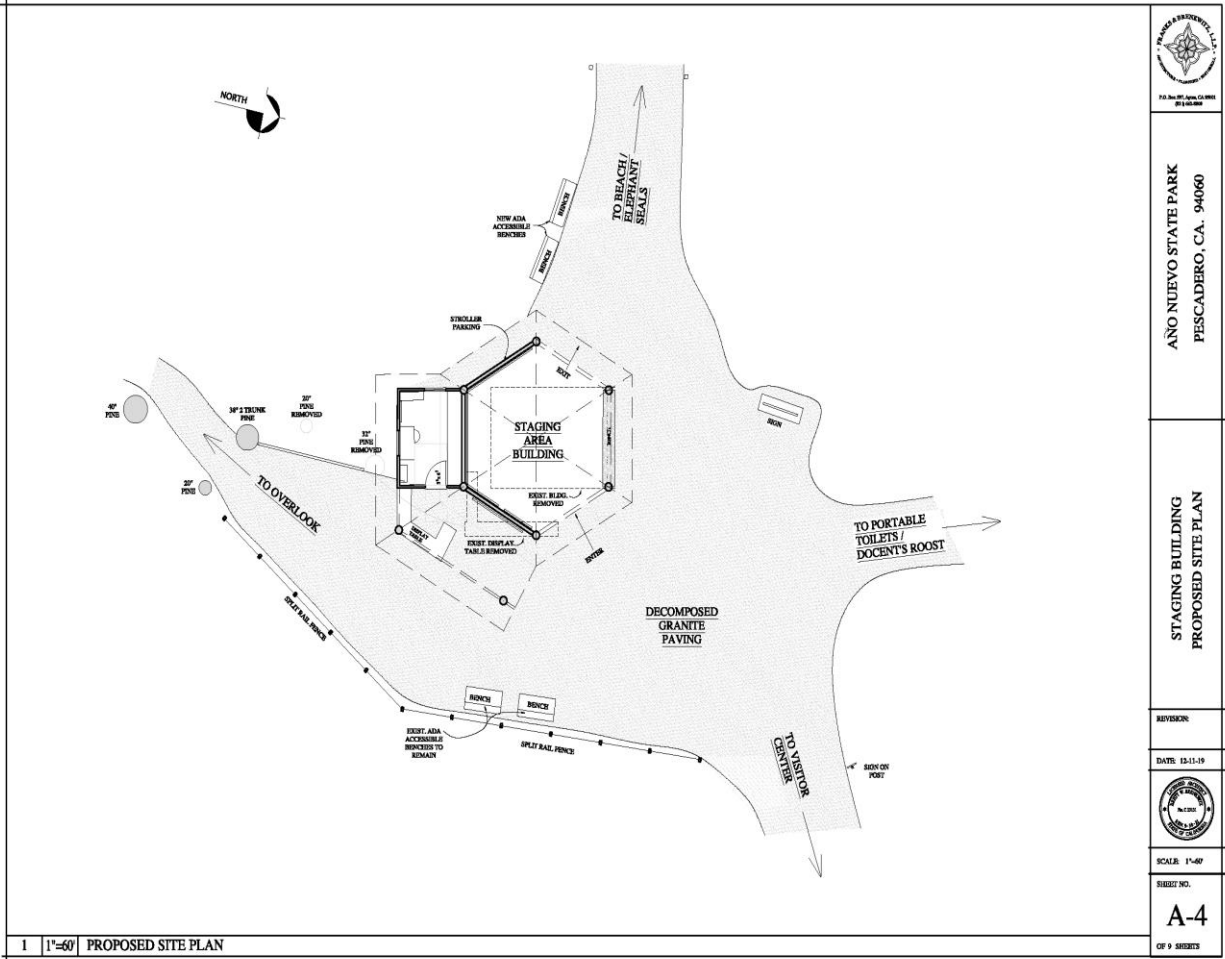
Existing Architect Drawings





Proposed Architect Drawings





ANÑO NUEVO STATE PARK
PESCADERO, CA. 94060

STAGING BUILDING
PROPOSED SITE PLAN

REVISION:

DATE: 12-11-19



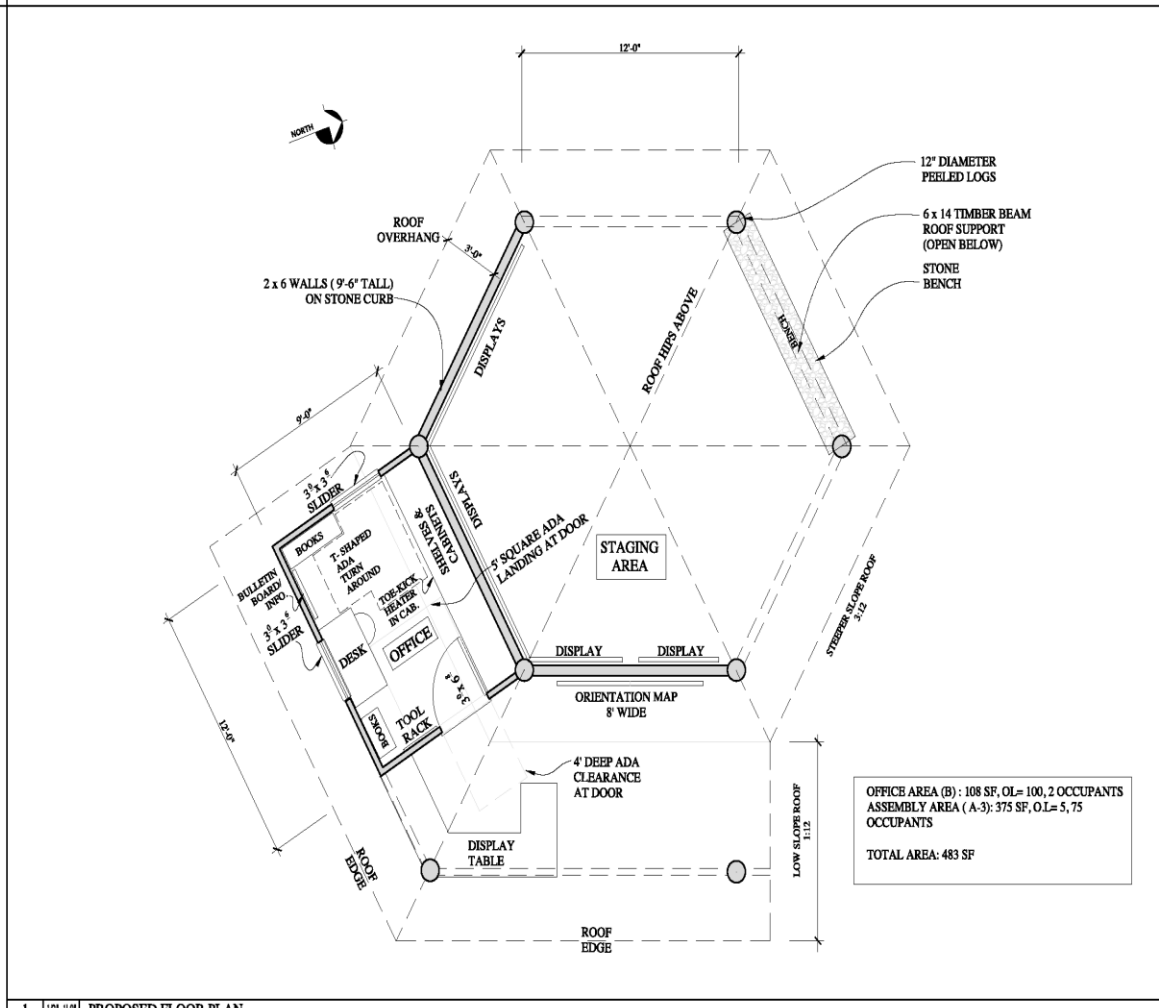
SCALE: 1"=60'

SHEET NO.

A-4



OF 9 SHEETS

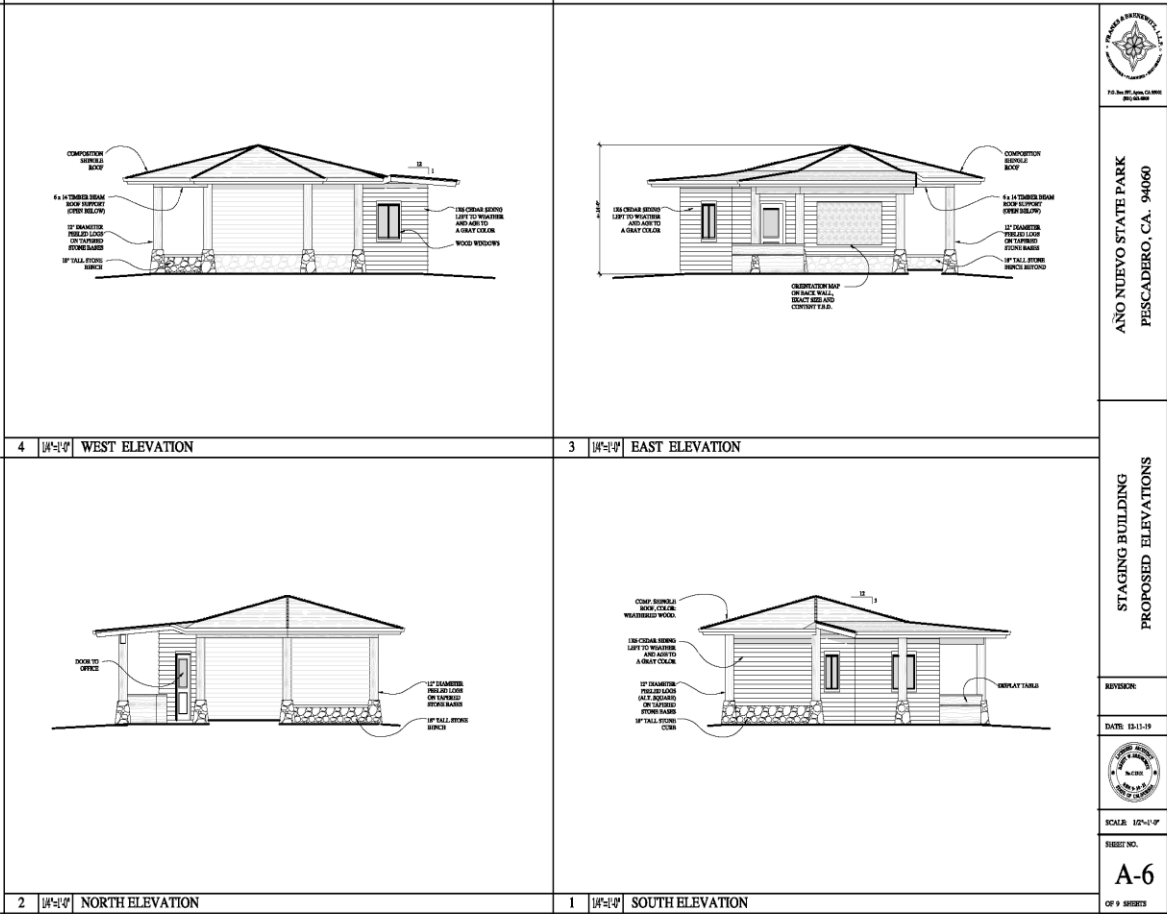
1 | 1"=60' | PROPOSED SITE PLAN



OFFICE AREA (B) : 108 SF, O.L= 100, 2 OCCUPANTS
 ASSEMBLY AREA (A-3): 375 SF, O.L= 5, 75 OCCUPANTS
 TOTAL AREA: 483 SF

1 1/2"=1'-0" PROPOSED FLOOR PLAN

 <small>P.O. Box 807, Santa Cruz, CA 95060 (408) 426-8888</small>
ANO NUEVO STATE PARK PESCADERO, CA. 94060
STAGING BUILDING PROPOSED FLOOR PLAN
REVISION:
DATE: 12-11-19

SCALE: 1/2"=1'-0"
SHEET NO.
<h1>A-5</h1>
OF 9 SHEETS



ANO NUEVO STATE PARK
PESCADERO, CA. 94060

STAGING BUILDING
PROPOSED ELEVATIONS

REVISION:

DATE: 12-11-19



SCALE: 1/2"=1'-0"

SHEET NO.

A-6

OF 9 SHEETS

Restroom Upgrade

The existing restroom facility located north of the staging area building by about 30 yards contains two portable restroom units with a wooden protection shed built over them. Although functional, these bathrooms often full very fast during peak season and are difficult to keep clean and comfortable. The wooden shed that was built to protect the units does the job, but as a result provides little light for visitors to see by once inside the restroom units. Each year these bathrooms struggle to serve park visitors as they are frequently filled to capacity with bad ventilation. Maintenance staff are not always able to service these restrooms in a timely manner. Newer and more modern bathrooms would be a welcome relief to visitors and park staff.

It is proposed that this restroom setup be removed and upgraded with a Precast Concrete premanufactured vault toilet restroom. This setup would provide two ADA compliant restrooms for all visitors to comfortably use with increased light visibility. The upgraded size of the vault system would provide a larger fill capacity allowing the park maintenance more time to service.

Estimated cost of new restroom facility \$48,000.





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

California State Parks

Año Nuevo Staging Area Upgrade

Biological Report

Project Description

The Año Nuevo Staging Area is an existing facility within Año Nuevo State Park (ANSP). ANSP is on State Highway 1, approximately 30 miles south of Half Moon Bay and 22 miles north of Santa Cruz in San Mateo County (CDPR 2008). The Año Nuevo Staging Area is at the junction of the Año Nuevo Point Trail and a service road to the existing docent building and portable restrooms (Figure 1).

The Staging Area is a strategic wayside interpretive station that marks the official visitor entrance to the Año Nuevo Coast Natural Preserve. The proposed project will replace the existing 206 sq ft building with a larger building of 483 sq ft. The new design includes a larger sheltered exhibit area, new display tables, and the addition of interpretive panels. A new approximately 300 ft trenched propane line will connect the Staging Area building to an existing propane tank. Two existing screened portable toilets will be replaced with a double vault toilet covering approximately 200 sq ft. An existing vehicle turn-around area will be expanded to accommodate emergency vehicles.

Project designs and the project impact area are shown on plans included in Appendix A.

FIGURE 1: PROJECT LOCATION



Property Description

The project is primarily within the footprint of the existing facilities at the entrance to the Año Nuevo Coast Natural Preserve. Less than 2000 sq ft can be considered new development or new land disturbance. The project area is adjacent to existing trails and is within a coastal bluff area impacted by previous construction, agriculture, and other activities. A drawing of the project design superimposed upon drawings of the existing facilities is attached in Appendix A.

The soil to the eastern side of the project is mapped as Watsonville Loam, which formed from alluvial deposits derived from sedimentary rocks. The soil to the western side of the project is mapped as Stabilized Dune Land formed from wind-blown sand (NRCS, 2023). The topography is fairly flat.

Methodology

California State Parks environmental scientists have surveyed the project area several times over the course of planning for this project. Environmental scientists made repeated visits to the project area from 2022 to 2023 and noted all species present within the area likely to be impacted by the proposed project. The entire project area was covered by a walking survey in July 2023 to characterize potential project impacts and determine the presence of sensitive species and habitats.

A number of biological reports have been prepared for projects in and near this portion of Año Nuevo State Park. The area of the proposed project was included within the study area for some of those biological reports, including the recent report prepared by Stantec (2022) for a Pacific Gas and Electric Company (PG&E) project in the vicinity. These previous reports, along with reports prepared for the Año Nuevo State Park General Plan (CDPR, 2008) are a source of background information about the area and the potential sensitive resources and are incorporated here by reference. State Parks environmental scientists reviewed those reports and determined that there were not any changes from the survey conditions in the intervening time period that would require a reevaluation of their conclusions regarding biological resources within this project area.

State Parks staff prepared an updated list of sensitive species known from the project vicinity in August 2023 based on records in the California Natural Diversity Data Base (CNDDDB). There were no additions to the list of potential sensitive species or to the records of sensitive species in the project vicinity since the previous reports. The maps of known occurrences and reviews of potential sensitive species in these earlier reports remain valid and are incorporated into this study.

RESULTS

Environmental Setting

The project is on the coastal terrace, within a larger area of coastal scrub, dune scrub, and grassland communities, and within a windrow of Monterey pine trees.

The service road and trail that serves that existing docent building and restroom divides previously grazed or cultivated areas on Watsonville loam soils to the east and sandy stabilized dunes to the west. West of the project area is the boundary of the Año Nuevo Coast Natural Preserve, a subunit of Año

Nuevo State Park. The Natural Preserve is managed primarily for the protection of natural and cultural resources. Public access is restricted through a program of permitted individual visits and guided tours.

Biological Communities

Vegetation on the eastern portion of the project site is a mixture of grassland, ruderal vegetation, and common coastal scrub species. Vegetation on the western side of the project includes elements of coastal scrub grading into coastal dune vegetation on the sandy soils. Approximately 200 ft north of the project area is an area with evidence of previous standing water and wetland plant species. Both sides of the project area include some scattered Monterey pine trees.

The fine scale vegetation map for San Mateo County (Golden Gate National Parks Conservancy, 2022) has mapped four types of vegetation in the project vicinity:

- *Baccharis pilularis* (Coyote Brush) Alliance
- Annual and Perennial Grassland
- *Salix lasiolepis* (Arroyo Willow) Alliance
- Vancouverian Freshwater Wet Meadow and Marsh

Appendix B includes a portion of the fine scale map showing the project site and project vicinity. The project site is within two of those mapping units, Coyote Brush Alliance and Annual and Perennial Grassland. The site is adjacent to areas of Arroyo Willow Alliance. The area mapped as Vancouverian Freshwater Wet Meadow and Marsh is approximately 200 ft north of the north end of the project area; there will not be any project activities within this habitat.

A report prepared for the San Mateo County fine scale vegetation mapping effort has more information on the vegetation classifications and mapping units used for the fine-scale map (Sikes, et al., 2021).

Coyote Brush Alliance

Most of the project site is within the area mapped as Coyote Brush Alliance. In this Alliance the shrub layer is dominated by coyote brush (*Baccharis pilularis*) and other coastal shrubs intermixed with a variety of native and non-native forbes and grasses (California Native Plant Society, 2023). This area meets that definition, recognizing that some areas within this alliance, including the immediate project vicinity, have a high proportion of non-native species between native shrubs.

According to the Año Nuevo General Plan (DPR, 2008) the Coyote Brush Alliance is the most prevalent plant community type in the park. The shrub-dominated community includes species such as poison oak (*Toxicodendron diversilobum*), California sagebrush (*Artemisia californica*), California coffeeberry (*Rhamnus californica*), and lizard tail (*Eriophyllum staechadifolium*), as well as non-native poison hemlock (*Conium maculatum*). Scattered Monterey pines (*Pinus radiata*) can also be found within this community type at Año Nuevo State Reserve.

In and around the project site the vegetation mapped as this alliance includes native species such as the dominant species listed above, as well as native forbes including California poppy (*Eschscholzia californica*) and skunkweed (*Navarretia squarrosa*). Some weedy species occur in and around the

project site, including Farmer's foxtail (*Hordeum murinum* ssp. *leporinum*), ripgut brome (*Bromus diandrus*), Italian thistle (*Carduus pycnocephalus* ssp. *pycnocephalus*) and upright veldt grass (*Ehrharta erecta*).

Annual and Perennial Grassland

As described in the Año Nuevo General Plan, grassland vegetation in ANSP includes areas of both non-native and native grasslands. These grasslands are essentially equivalent in function and structure but are quite different in species composition. California Exotic Annual/Perennial Grassland Alliance is dominated by non-native species such as slender wild oat (*Avena barbata*), soft chess (*Bromus hordeaceus*), and Harding grass (*Phalaris aquatica*). Areas of California Oatgrass Alliance are dominated by native California oatgrass (*Danthonia californica*). Other common species include bracken fern (*Pteridium aquilinum*) and non-native poison hemlock (*Conium maculatum*).

Within the project area, the grassland is dominated by non-native species, but includes native species from the Coyote Brush Alliance, such as California coffeeberry (*Rhamnus californica*), California blackberry (*Rubus ursinus*) and coastal bush lupine (*Lupinus arboreus*).

Arroyo Willow Alliance

Between the Coyote Brush Alliance and sand dune vegetation, there is a transition area where low-growing salt-pruned arroyo willows (*Salix lasiolepis*) occur with coyote brush (*Baccharis pilularis*), poison oak (*Toxicodendron diversilobum*), beach bur (*Ambrosia chamissonis*) and other species. The substrate in this transition area is intermediate between the substrates of Coyote Brush Alliance and the less-stabilized sand that supports sand dune species.

In the project vicinity, Arroyo Willow Alliance is mapped on the west side of the service road behind the Docent Roost and the toilet area and along the trail to the staging area. This area is defined by the presence of arroyo willow and includes species from the coastal scrub and grassland communities found in the vicinity.

Freshwater Wet Meadow and Marsh

Vancouverian Freshwater Wet Meadow & Marsh includes a variety of grasses and other herbaceous plants that can tolerate wet soil conditions. Some of the common grass species in this habitat include tufted hair grass (*Deschampsia cespitosa*), meadow barley (*Hordeum brachyantherum*) and California oatgrass (*Danthonia californica*). Other grass-like species include a variety of sedges (*Carex* spp.) and rushes (*Juncus* spp.).

The area mapped as wet meadow north of the project area includes species such as Douglas baccharis (*Baccharis glutinosa*), brown headed rush (*Juncus phaeocephalus* var. *phaeocephalus*), and common bog rush (*Juncus effusus*) as well as woody species such as coyote brush (*Baccharis pilularis*) and California blackberry (*Rubus ursinus*) found in the adjacent coastal scrub.

This wet meadow area has signs of being at least intermittently inundated but does not hold permanent water.

Sensitive Biological Communities

The fine scale vegetation map for San Mateo County (Golden Gate National Parks Conservancy, 2022) shows two sensitive biological communities in the project vicinity: Monterey pine stands, and Vancouverian Freshwater Wet Meadow & Marsh, a wetland community. Neither of these sensitive communities will be impacted by the proposed project.

Monterey Pine Stands

Natural occurrences of Monterey pine (*Pinus radiata*) are considered a rare natural community by the California Natural Diversity Data Base (CNDDDB). The CNDDDB map (Appendix C) includes the Monterey pines found near the staging area.

Native Monterey pine stands are known from Año Nuevo State Park. It is possible that scattered Monterey pines on the coastal terrace are outliers or remnants of more widespread occurrences derived from the native stands in the Año Nuevo Creek watershed (DPR, 2008).

Monterey pines adjacent to the project area are presumed to have been planted, as they are in a windrow line along the existing road. This small grove of trees does not have features of a native Monterey pine forest and should not be considered a sensitive biological community.

Wet Meadow & Marsh

The San Mateo County fine-scale vegetation map (Appendix B) includes a portion of Vancouverian wet meadow vegetation approximately 200 ft from the project area. As described above, this plant assemblage is characterized by native species such as meadow barley (*Hordeum brachyantherum*), sedges (*Carex* spp.) and rushes (*Juncus* spp.) that can tolerate inundation and moist soils. This area could be defined as a wetland and could be considered as sensitive habitat.

The proposed project will not have any impact on this area. The project site does not include this area, and there will be no changes in hydrology or other impacts outside of the project footprint.

Special Status Plants

The California Natural Diversity Data Base (CNDDDB) lists five special status plant species within the general vicinity of the project:

- Monterey pine (*Pinus radiata*)
 - California Rare Plant Rank 1B.1 (*rare, threatened, or endangered in CA and elsewhere*)
- Choris's (Artist's) popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*)
 - California Rare Plant Rank 1B.2 (*rare, threatened, or endangered in CA and elsewhere*)
- Franciscan thistle (*Cirsium andrewsii*)
 - California Rare Plant Rank 1B.2 (*rare, threatened, or endangered in CA and elsewhere*)
- Northern slender pondweed (*Stuckenia filiformis* ssp. *alpina*)
 - California Rare Plant Rank 2B.2 (*rare, threatened, or endangered in California but more common elsewhere*)

- Coast/Sand-loving wallflower (*Erysimum ammophilum*)
 - California Rare Plant Rank 1B.2 (*rare, threatened, or endangered in CA and elsewhere*)

Appendix C contains a CNDDDB map of special status plant species known from the Año Nuevo Point area prepared by Stantec for a PG&E project in the vicinity (Stantec, 2022).

Monterey pine is the only one of these species known to occur within or adjacent to the project area. Franciscan thistle has one historical record from the vicinity but has not been relocated; there are no current observations in this area. Coast wallflower is known from a checklist entry; there are no current occurrences mapped in the area. The other species have been observed in other portions of Año Nuevo State Park. Except for Monterey pine, none of the other species have been found in the project vicinity in field surveys for this project and in surveys for previous projects, and none are expected to occur. Potential impacts to Monterey pine will be discussed in the Environmental Impacts section of this report.

Monterey Pine

Several Monterey pine (*Pinus radiata*) trees are within the project area. The design plan includes two trees marked for removal. These trees are apparently part of a windrow that was planted along the current service road that separates the area previously used for agriculture from the coastal dunes.

Monterey pine has a restricted distribution, and is native to five areas: the Año Nuevo-Swanton area (San Mateo and Santa Cruz Counties), the Monterey Peninsula and Carmel (Monterey County), Cambria (San Luis Obispo County), and Guadalupe and Cedros Islands off Baja California in Mexico.

Studies of fossilized needles and cones as well as pollen deposits show that Monterey pine occurred in a much broader range within California as recently as 10,000 years ago, with Monterey pine forests present from San Diego to Marin County (Millar, 1998).

Monterey pine has been widely planted outside of its current range, and is considered invasive in parts of California outside of its native occurrences.

Choris's Popcornflower

Choris's (or Artist's) popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*) is known from grassy, moist places including wetlands and ephemeral drainages within coastal scrub, coastal prairie and chaparral habitats (Jepson Flora Project, 2015). There are documented occurrences of Choris's popcornflower within the coastal portion of Año Nuevo SP, including one approximately 3.5 miles north of the project area. There is no suitable habitat for this species within the project area, and this species has not been found in the project vicinity.

Franciscan Thistle

Franciscan thistle (*Cirsium andrewsii*) occurs in wet, marshy areas along streams in mixed evergreen forest, northern coastal scrub, and riparian woodland (ibid). The California Natural Diversity Data Base (CNDDDB) contains one historical record for Franciscan thistle in the vicinity of Año Nuevo. The location was not specific and has been mapped in a general fashion. The occurrence listed in the CNDDDB has not

been re-located in botanical surveys, and no other occurrences have been found in southern San Mateo County.

Franciscan thistle was not found in surveys of the project area and is not expected to be found in the project vicinity.

Northern slender pondweed

Slender-leaved pondweed (*Stickenia filiformis* ssp. *alpina*) occurs in freshwater wetlands, including marshes and riparian wetlands. There is one mapped occurrence in a ponded area approximately .3 miles from the project area. The plant has not been found in other locations within Año Nuevo State Park. There is no suitable habitat within the project area, and the species is not expected to occur.

Coast Wallflower

Coast wallflower (*Erysimum ammophilum*) is known from coastal dunes and the coastal strand, and is listed as present within ANSP in the General Plan (DPR, 2008). The General Plan does not include a map or description of the location for this species with the park.

The California Natural Diversity Data Base (CNDDDB) contains plant inventory check list locations for Coast wallflower in the Año Nuevo and Franklin Point topographic quadrangles. There are no maps of specific locations, and these reported occurrences are mapped in a general fashion. The occurrences listed in the CNDDDB has not been re-located in botanical surveys. No other occurrences have been mapped in San Mateo County. There is no suitable habitat within the project area, and the species is not expected to occur in the vicinity.

Wildlife

No mammals, reptiles or amphibians were observed within the immediate project area during any field surveys. The Año Nuevo General Plan (DPR, 2008) includes general information about wildlife species found in the coastal portion of Año Nuevo State Park.

Mammals observed or expected to occur in the project vicinity include black-tailed deer (*Odocoileus hemionus columbianus*), brush rabbit (*Sylvilagus bachmani*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), Botta's pocket gophers (*Thomomys bottae*) and California vole (*Microtus californicus*).

Birds commonly seen in the project vicinity include those found along the ocean and coastal strand and species known from coastal scrub and grassland habitats. Birds often observed in the coastal scrub at Año Nuevo include resident species such as the wrenit (*Chamaea fasciata*), song sparrow (*Melospiza melodia*) and California towhee (*Pipilo crissalis*). The adjacent grasslands provide hunting grounds for raptors such as American kestrels (*Falco sparverius*) and red-tailed hawks (*Buteo jamaicensis*). Many other species, including shore birds, sea birds, and waterbirds, such as western gulls (*Larus occidentalis*), California brown pelicans (*Pelecanus occidentalis californicus*), and mallards (*Anas platyrhynchos*) may pass over the project area in transit to suitable habitats.

A variety of lizards and snakes are known from the project vicinity. Western fence lizards (*Sceloporus occidentalis*) and western skinks (*Eumeces skiltonianus*) are common in coastal scrub. Freshwater

wetlands outside of the project area support aquatic garter snake (*Thamnophis atratus*) and the San Francisco garter snake (*T. sirtalis tetrataenia*).

The coastal portion of ANSP contains aquatic habitats that support amphibians. Ponds and freshwater wetlands outside of the project area contain California red-legged frog (*Rana aurora draytonii*) and Pacific tree frogs (*Hyla regila*).

Special Status Animals

The California Natural Diversity Data Base (CNDDDB) (CDFW, 2023) includes recorded observations of four special status animal species from the project vicinity:

- Bank swallow (*Riparia riparia*)
 - California Threatened
- California red-legged frog (*Rana draytonii*)
 - Federal Threatened; California Species of Special Concern
- San Francisco garter snake (*Thamnophis sirtalis tetrataenia*)
 - Federal Endangered; California Endangered; California Fully Protected)
- Western snowy plover (*Charadrius nivosus nivosus*)
 - Federal Threatened; California Species of Special Concern

Appendix C contains a CNDDDB map of special status animal species known from the Año Nuevo Point area prepared by Stantec for a PG&E project in the vicinity (Stantec, 2022).

None of these special status animal species have been observed within the project area. As described below, it is possible that three of the species may occasionally be present in the area. Potential impacts on these three species will be discussed in the Environmental Impacts section of this report.

Bank Swallow

Bank swallows (*Riparia riparia*), a state threatened species, nest along the sandy cliffs of Año Nuevo Point. Año Nuevo is one of two coastal bank swallow nesting colonies in California. The nesting colony is in the general vicinity of the project area, and it is possible that bank swallows may cross the project area to forage over dunes and ponds.

Bank swallows are long-distance migrants that overwinter in South America, and nest in North America. Bank swallows excavate burrows in vertical faces of banks and bluffs, typically near open water.

Bank swallows in California currently occupy a small portion of their historic range. The primary nesting areas are on river banks in the Sacramento Valley, and scientists consider the loss of nesting habitat the primary reason for the decline of this species in California (Shuford & Gardali, 2008).

California Red-Legged Frog

The California red-legged frog (*Rana draytonii*), a federally-listed threatened species and a California Species of Special Concern, is present in the pond and riparian habitats of Año Nuevo SP. Much of the Año Nuevo Point area is within designated Critical Habitat for this species (USFWS, 2023). This species is

found in dense vegetation associated with still or slow-moving water and requires permanent or nearly permanent water for reproduction. Red-legged frogs have been recorded from locations within approximately .3 mile of the proposed project (CDFW, 2023).

California red-legged frog has not been observed but has the potential to occur within the project area. It is possible, but unlikely, that California red-legged frog (CRLF) could traverse the project area as part of a pattern of overland dispersal on rainy nights. The project area does not contain breeding habitat for CRLF. There are no ponds or channels that would typically hold enough water to support breeding in the project vicinity.

San Francisco Garter Snake

Año Nuevo State Park contains a robust population of San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). Specific occurrences are kept confidential to deter poaching. This species is highly aquatic, and is typically found in grasslands or wetlands near ponds, marshes and sloughs. San Francisco garter snake (SFGS) is primarily found near areas with a food source of amphibians, including California red-legged frogs.

SFGS typically remain near suitable aquatic habitat. Previous radio tracking studies at Año Nuevo showed that most individuals remain within 300 to 650 ft of pond foraging and upland habitats. Although individuals may disperse to seek or follow prey, they seldom move greater than .6 mile from aquatic habitat (USFWS, 2023a).

The project area does not contain suitable habitat to attract and sustain SFGS and is not on a corridor between areas of suitable habitat. It is possible, but unlikely, that SFGS could move through the project vicinity while dispersing from nesting burrows or moving between areas with more favorable habitat.

Western Snowy Plover

Western snowy plover (*Charadrius alexandrinus nivosus*), a federally threatened species, are commonly observed (and have recently nested) at Gazos Creek, approximately 4 miles north of the project area. Western snowy plovers have been observed occasionally on beaches near Año Nuevo Point but have not been found on any recent surveys of the area. It is possible that western snowy plovers may occasionally be present on sandy beaches close to the project area. It is unlikely that shorebirds would be found in or near the project area on the coastal terrace.

Environmental Sensitive Habitat Areas

Año Nuevo State Park contains many types of sensitive habitat areas, and supports rare, endangered and unique species. The specific location of the proposed project does not include sensitive habitat, and the minor increase of land disturbance would not disrupt habitat values for rare species.

The San Mateo County Local Coastal Program Policies (2013) define environmentally sensitive habitat areas (ESHAs) as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species.

The California Coastal Act (Section 30240) limits development within ESHAs to uses dependent on the resource, including nature study and low-intensity public access. Any allowable development must be done in a manner to avoid significant disruption of the habitat values. Any development adjacent to an ESHA must be designed to prevent impacts that would significantly degrade the ESHA and must be compatible with the biological function of the habitat.

The proposed project is designed to improve an existing resource-dependent facility that promotes nature study and helps regulate low-intensity public access.

Project Impacts

The proposed project will not have impacts upon the natural resources of the area. Construction will primarily be within an area that has previously been disturbed, and in habitats that are widespread within Año Nuevo State Park. New disturbance on the eastern side of the project is primarily within disturbed coastal scrub that contains a high proportion of non-native species. Disturbance on the western side of the project area has the potential to remove a small area of native vegetation. This vegetation is composed of common native coastal scrub and dune scrub species that can be replanted after construction, if needed. The project description includes measures to avoid impacts to sensitive species.

Impacts to Threatened, Rare, Endangered or Unique Plant Species

Monterey Pine

Two Monterey pine (*Pinus radiata*) trees were marked for removal on the design plans for the project. One of these trees, shown as having a 20" diameter, broke after the design was completed. Only a portion of the trunk remains. The second tree, shown as 32" diameter, could present a hazard to the new facility. These trees are presumed to be planted, or to be from seeds of trees planted along the existing service road. As planted Monterey pine trees, these trees are not considered sensitive species. Removing individual trees from the existing windrow will not have an impact on the species or any special habitats.

Impacts to Threatened, Rare, Endangered or Unique Wildlife Species

Bank Swallow

The bank swallow nesting colony is in ocean cliffs in the general vicinity of the project area. It is possible that bank swallows may cross the project area to forage over dunes and ponds. The proposed project would have no impact on the nesting colony, and no impact on the areas where bank swallows forage.

California Red-Legged Frog

The project area does not contain suitable habitat for long term use or breeding of California red-legged frog. It is possible that the California red-legged frog (CRLF) may traverse the project area during overland dispersal. The project will not reduce the possibility that CRLF would be able to use this area

for that purpose in the future. Impact avoidance measures during construction will include a pre-construction survey, installing protective fencing where beneficial, and using a biological monitor with the ability to implement additional avoidance measures if required.

San Francisco Garter Snake

The project area does not contain suitable habitat to attract and sustain SFGS and would have no direct impact on SFGS or SFGS habitat. The project is approximately .3 miles from known SFGS habitat, outside of the typical range for movement of the species away from aquatic habitat. It is possible, although unlikely, that SFGS would cross the project area seeking prey or moving between habitat areas. Impact avoidance measures will include a pre-construction survey, installing protective fencing where beneficial, and using a biological monitor with the ability to implement additional avoidance measures if required.

Western Snowy Plover

Western snowy plover are rarely observed in the vicinity of Año Nuevo Point. The proposed project is sufficiently far from the edge of the coastal terrace so that there would be no impact to any shorebirds on the sandy beach.

Impacts to Sensitive Habitats

Monterey Pine Stands

The Monterey Pine Stand mapped near the project area is composed of planted trees, and smaller trees most likely from seed of the planted trees. Therefore, this stand is not considered sensitive habitat. As described above, the proposed project may include removal of two existing trees. Removal of individual trees from a planted stand would not constitute an impact to sensitive habitat.

Wet Meadow & Shrubland

The project area is over 200 ft from wet meadow habitat. This area is seasonally wet from rain runoff. It does not contain year-round water and has not been found to support sensitive or unique plant or animal species. This habitat is not within the project footprint, and the proposed project would not have any direct impacts on this habitat. The proposed project does not include any activities that would indirectly impact this habitat, such as changing drainage patterns in the area. To ensure that there will not be inadvertent impacts on this habitat, impact avoidance measures will include flagging the wet meadow habitat to make sure that there is no entry into the area during construction.

Impacts to Environmentally Sensitive Habitat Areas

The specific location of the proposed project does not include sensitive habitat, and the minor increase of land disturbance would not disrupt habitat values for rare species. The project has been designed to prevent any impacts that could degrade ESHAs within ANSP and is compatible with the biological function of the existing habitat.

The proposed project would improve an existing facility that acts as a gateway to more sensitive habitats. The facility provides interpretive information regarding sensitive habitat and protected species

and allows staff and docents to help regulate the existing public access. The proposed project will support the long-term protection of ESHAs within ANSP.

Impact Avoidance Measures

Construction will follow all standard Best Management Practices to avoid impacts to water quality and biological resources.

The following specific measures have been incorporated into the project:

- Work will be scheduled to avoid the rainy season, and to avoid times when there is runoff or ponded water in the project vicinity.
- Work will be scheduled outside of the bird nesting season. If it is not possible to avoid work during the nesting season, a qualified biologist will survey the area to make sure there are no impacts on nesting birds.
- Before construction, a qualified biologist will survey the area to determine the potential for sensitive species. The biologist will determine the best location and design for wildlife fencing to be installed to keep sensitive wildlife species from entering the construction zone. The biologist will have the authority to halt construction and add additional impact avoidance measures.
- All construction personnel will be trained by a qualified biologist to recognize sensitive species and habitats that might occur within or adjacent to the project area and to know how to implement measures to avoid impacts, if necessary. Training will include information about the speed limits enforced on the service road and the need to keep personnel and equipment within designated work and parking area.
- Areas near the project site with sensitive wet meadow habitat will be marked with signs and flagging prior to construction.
- A qualified biologist will monitor vegetation removal. Removal of native vegetation will be kept to the minimum required to complete the project.
- Areas disturbed by the project will be mulched to limit erosion and replanted with native species. Seeds and cuttings of plants to be used in revegetation will be gathered from the project vicinity.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: September 25, 2023

Signed:

Joanne Kerbavaz

Joanne Kerbavaz

Senior Environmental Scientist

Report Preparation

Joanne Kerbavaz, Senior Environmental Scientist, California State Parks
MS, Ecology; AB Environmental Studies and Biology/Politics

Over 30 years experience preparing biological surveys and environmental documents in California, including over 20 years experience within State Parks in San Mateo and Santa Cruz counties.

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APPENDICES

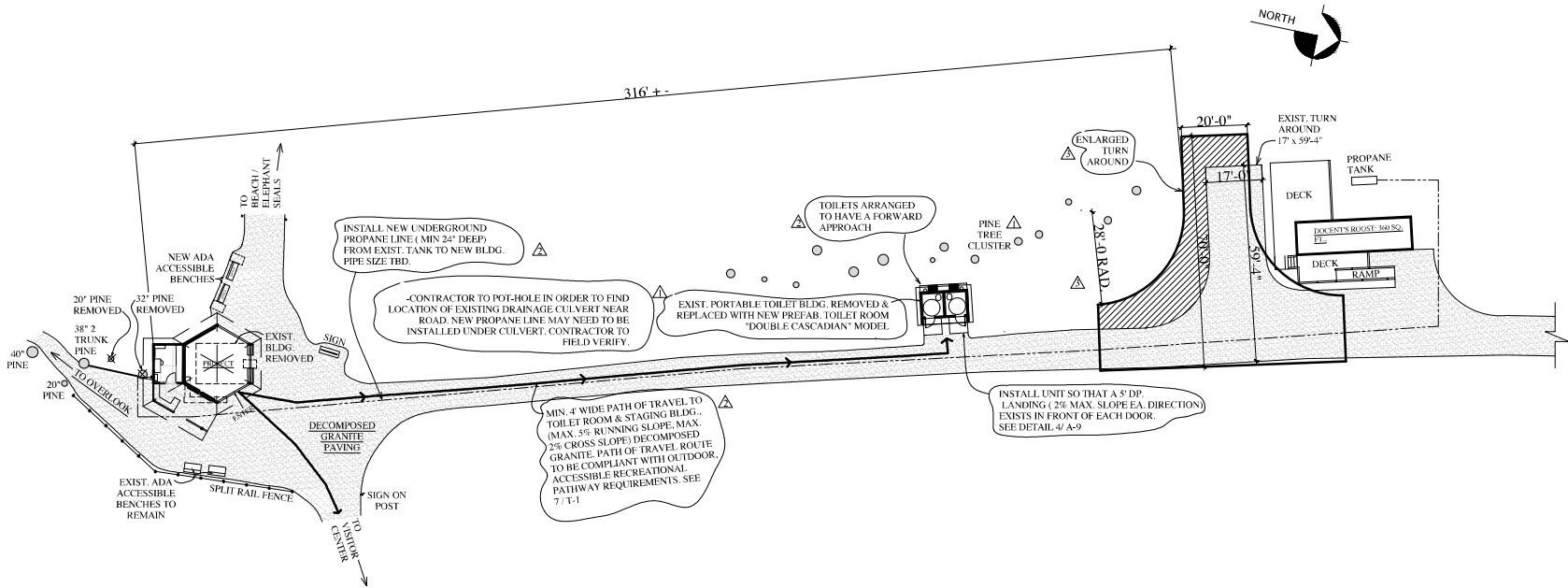
APPENDIX A: PROJECT DESIGN

APPENDIX B: VEGETATION AND HABITAT MAPS

APPENDIX C: SPECIAL STATUS SPECIES MAPS

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Biological Report

APPENDIX A: PROJECT DESIGN



REVISION:

△	9-26-22
△	1-30-23
△	5-30-23

DATE: 12-11-19



SCALE: 1"=200'

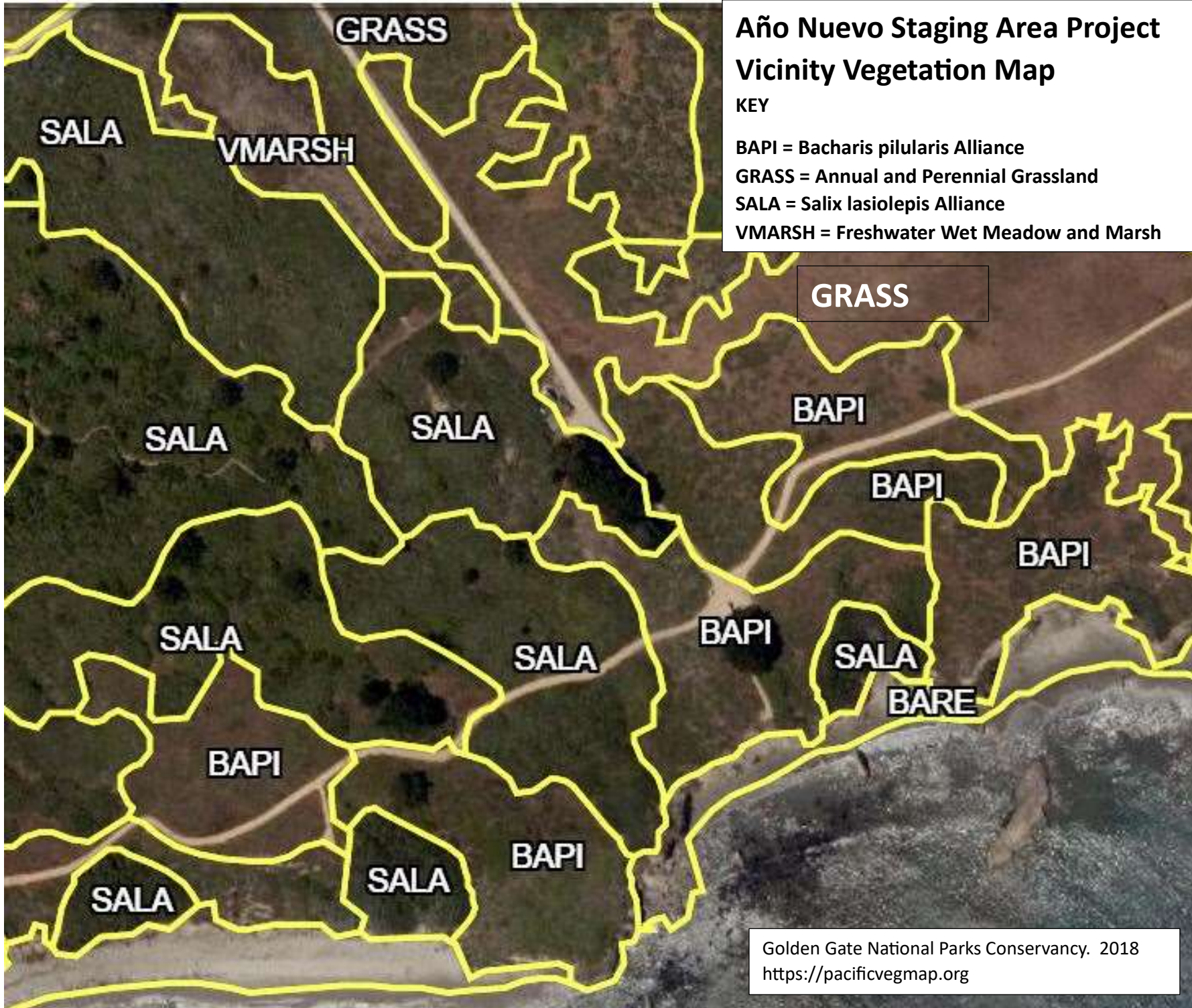
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OF 15 SHEETS

California State Parks
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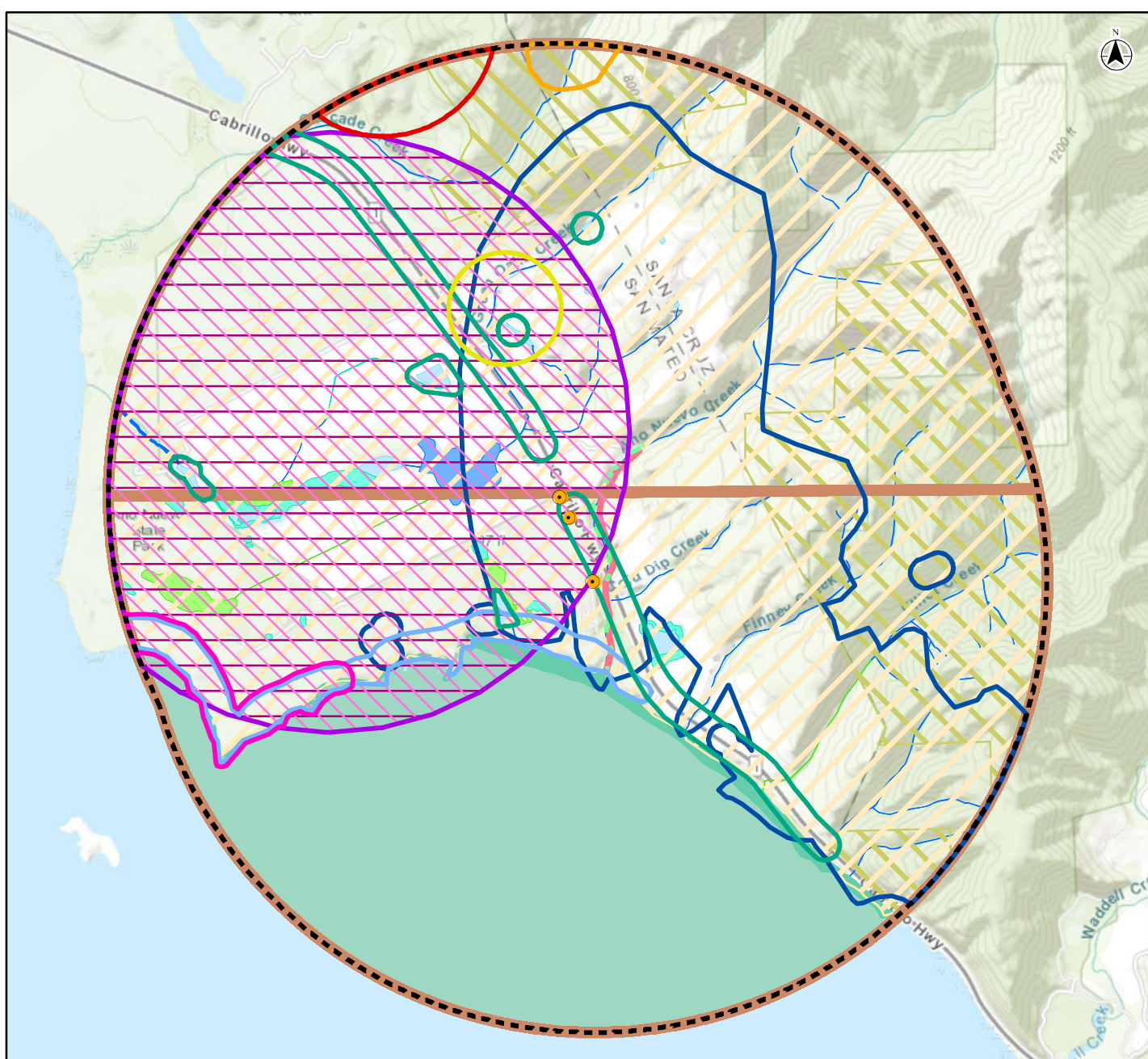
APPENDIX B: VEGETATION AND HABITAT MAPS



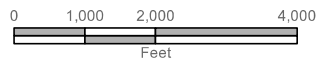
California State Parks
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APPENDIX C: SPECIAL STATUS SPECIES MAPS

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- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ● Work Location Study Area (1.5-Mile Buffer) National Wetlands Inventory Freshwater Emergent Wetland Freshwater Forested/Shrub Wetland Lake Freshwater Pond Riverine Estuarine and Marine Deepwater Estuarine and Marine Wetland | <ul style="list-style-type: none"> CNDDB Occurrences California red-legged frog Choris' popcornflower Franciscan thistle Monterey pine San Francisco gartersnake* bank swallow marbled murrelet monarch - California overwintering population northern slender pondweed sand-loving wallflower western snowy plover | <ul style="list-style-type: none"> Critical Habitat California red-legged frog Marbled murrelet Coho Salmon Steelhead |
|---|--|---|



*This occurrence is suppressed in the commercial version of CNDDB. The actual occurrence polygon was verified and is within the 1.5-mile search buffer.



Project Location:
ANO NUEVO, CA Quad
T09S R04W S28

Pacific Gas and Electric Company
Vegetation Management

NOTE: Critical habitat for species included in this report and/or could be impacted by the project are mapped.

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

**Half Moon Bay 1103_12kV_CEMA_CZ_Ano Nuevo SP_2022
Figure 3. CNDDB Occurrences**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: Department of Parks and Recreation
Santa Cruz District
303 Big Trees Park Road
Felton, CA 95018

PROJECT TITLE: Año Nuevo Staging Area Upgrade

LOCATION: Año Nuevo State Park

COUNTY: San Mateo

DESCRIPTION OF THE NATURE AND PURPOSE OF PROJECT: Complete upgrades at the Staging Area at Año Nuevo State Park to provide a park visitors with a larger area of shelter from inclement weather and allow for larger interpretative tours and talks. Work will:

- Remove and dispose of the old interpretive shelter and two (2) existing porta-johns;
- Remove three (3) pine trees, one (1) each 20-inch, 32-inch, and 38-inch;
- Excavate to level to place a new 468 sq. ft. interpretive shelter;
- Excavate to install a new precast concrete two-stall vault toilet;.
- Excavate an approx. 12-inch W x 24-inch D x 350-foot long trench to install a new gas line from an existing propane tank to the interpretive shelter;
- Build a new staging area on grade; and
- Increase vehicle turnaround area to meet current fire code.

PUBLIC AGENCY APPROVING THE PROJECT: California Department of Parks and Recreation

NAME OF DIVISION OR DISTRICT CARRYING OUT THE PROJECT: Santa Cruz District

EXEMPT STATUS:

Categorical Exemption

Class: 1, 2, 3, & 4

Section: 15301, 15302, 15303, & 15304

REASONS WHY PROJECT IS EXEMPT: Project consists of operation, repair, and maintenance of existing public or private structures, facilities or topographical features, involving negligible or no expansion of use beyond current levels; the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; construction and location of limited numbers of new, small facilities and structures and minor public or private alterations in the condition of land and/or vegetation which do not involve removal of healthy, mature, scenic trees.

CONTACT: Linda Hitchcock
Santa Cruz District

PHONE NO.: (831) 227-8390
EMAIL: linda.hitchcock@parks.ca.gov

X Chris Spohrer

Chris Spohrer
District Superintendent